

**VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES
REGULAR MEETING AGENDA 5:30PM
Monday July 9, 2018
Roberts Rules of Order will be in Effect for this Meeting**

A. CALL TO ORDER PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. PUBLIC HEARING H-2 Steep Slopes Standards

D. AUDITING

- a. Pay Vouchers
- b. Approve Minutes 6-25-2018

E. PUBLIC COMMENT PERIOD

F. CORRESPONDENCE –

G. ITEMS FOR BOARD ACTION

BILL	71	2018	Resolution of Support for the Franklin County LDC Regional Grant Application
BILL	72	2018	Select Northwoods Engineering for 1Main Street Façade and Elevator Engineering
BILL	73	2018	Equipment Reserve for Pisgah Groomer Repairs
BILL	74	2018	SEQR Negative Declaration Regarding Development Code Amendment H-2 Steep Slope Standards
BILL	75	2018	LWRP Determination Regarding Development Code Amendment H-2 Steep Slope Standards
BILL	76	2018	Adopt Development Code Amendment H-2 Steep Slope Standards

H. OLD BUSINESS

I. NEW BUSINSS

J. ITEMS FOR DISCUSSION

K. MOTION TO ADJOURN

**RULES FOR PUBLIC HEARING COMMENTS AND
PUBLIC COMMENT
PERIOD OF MEETINGS**

- 1. Anyone may speak to the Village Board of Trustees during the public comment period of a public hearing or the public comment period of the meeting.**
- 2. As a courtesy we ask each speaker to give their name and address.**
- 3. Each speaker must be recognized by the chairperson before speaking.**
- 4. Individual public comment is limited to 5 minutes and may be shortened by the meeting chairperson.**
- 5. When a meeting is attended by a group of people who share the same or opposing views on a public comment topic, the chair may require that the group(s) designate not more than two spokespersons and limit the total time public comment to 5 minutes for each point of view or side of an issue.**
- 6. Individual time may not be assigned/given to another.**
- 7. A public hearing is meant to encourage resident comment and the expression of opinion, not a direct debate, nor should a commenter be intimidated by a village board rebuttal, therefore public hearings are limited to public comment and should a village response be asked by individuals the response shall be generally given after the public hearing during the village board regular meeting, or subsequently, by telephone or letter, unless factual in nature where the facts are fully known by staff, in which case a village official may respond.**
- 8. All remarks shall be addressed to the board as a body and not to any individual member thereof.**
- 9. Interested parties or their representatives may address the board at any time by written or electronic communications.**
- 10. Speakers shall observe the commonly accepted rules of courtesy, decorum, dignity and good taste.**

Please note- During the course of regular business, discussion and commentary is limited to board members and village staff only. We ask for this courtesy, for the board and staff to conduct their business and discussion without interruption. All village board members and staff are available after the conclusion of a meeting for one on one discussion.

Exhibit "A"

Village of Saranac Lake Development Code amendments

1. Section 106-6; Revised or New Definitions
2. Section 106-104 A; Add District H-2 Steep slope standards
3. Section 106 attachment 1:1 and 1:2; Amend Schedule 1 Allowed Uses for District H-2
4. Section 106 attachment 3:1; Amend boundaries of the Village of Saranac Lake Zoning Map, Zoning Districts H-2 and I.

§ 106-6 Definitions.

Revised or New Definitions:

CONTOUR INTERVAL

The change in elevation represented by the space between two adjacent topographic “rings” on a topographic map

DIAMETER AT BREAST HEIGHT (DBH)

The diameter of a tree trunk measured at a point four and one half (4.5) feet above ground level

DISTURBANCE

Any physical activity which results in the modification of topography by cutting or filling, stripping of topsoil, and/or placing of physical structures or improvements thereon.

MODERATELY STEEP SLOPES

Are those areas of land where the grade is 15 percent to 25 percent.

STEEP SLOPES

Are those areas of land where the grade is 15 percent or greater.

VERY STEEP SLOPES

Are those areas of land where the grade is greater than 25 percent

§ 106-104. A. District H-2 Steep slope standards.

- A. Purpose. The purpose of this Section is to provide for reasonable use of steep slopes in the H-2 District while ensuring development will not induce soil erosion, require excessive grading, increase slope instability, or create sewage disposal problems and shall be in conformance with the following objectives:
- (1) Guard against property damage and personal injury, and minimize the potential for erosion, slope failure, stream siltation, increased runoff, flooding and contamination of surface waters caused by the adverse effects of site preparation and construction on steep slopes;
 - (2) Conserve existing woodlands for air quality, water quality and ecological benefits;
 - (3) Protect the historic and environmental character of the area;
 - (4) Permit land uses by right that are compatible with protection of steep slope areas, and encourage the use of steep slope areas for open space and conservation uses;
 - (5) Require development to avoid steep slope areas wherever possible, and require all land use, clearing, grading, and construction to satisfy development standards;
 - (6) Regulate expansion of land use or development that existed on steep slope areas prior to enactment of these requirements; and
 - (7) Protect adjoining properties from harmful consequences of development permitted under these requirements.
- B. Areas of steep slope shall be further divided into the following two categories;
- (1) Moderately steep slope; and
 - (2) Very steep slope.
- C. Applicability. All land use activities encompassing an area of steep slope are considered to be major projects and shall, prior to the issuance of a building permit or a certificate of occupancy; receive approval of a special use permit from the Development Board pursuant to the standards and procedures set forth in Article XII.
- D. General provisions. For any lot or portion thereof within an area of steep slope the following regulations shall take precedence over the regulations of the district in which the lot is located:
- (1) Moderately steep slopes. No more than 30 percent of moderately steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed;
 - (2) Very steep slopes. No more than 15 percent of very steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed. In addition, the disturbance permitted on very steep slopes shall be limited to the following activities:
 - [1] Selective tree removal, when conducted in compliance with § 106-97 A. Clear-cutting or grubbing of trees is prohibited on very steep slopes.
 - [2] Grading for the minimum portion of a road or driveway necessary for access to the principal use and sewer, water and other utility lines when it can be demonstrated that no other routing is feasible.

- (3) The dimensional standards for the H-2 District in terms of yard setbacks and building height remain in effect. Lot coverage and minimum lot size standards and limits of disturbance for the underlying District shall be superseded by the standards set forth in this Section;
 - (4) The minimum lot size for lots where the disturbance is proposed within areas of steep slope shall be one acre;
 - (5) All uses, activities and development occurring within any steep slope area shall be undertaken only in strict compliance with the provisions of this Section, with all federal and state laws, and with all other applicable Village codes and laws;
 - (6) Finished slopes of all cuts and fills shall not exceed 33 percent, unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately to the satisfaction of the Development Board. The Development Board may consult with the Village Engineer or an engineer of their choice to determine the adequacy of the slope stabilization proposed;
 - (7) All cuts shall be supported by retaining walls and comply with the requirements of § 106-91. E. Depending upon the nature of the soil characteristics, such retaining walls are to be reviewed and approved by the Village Engineer or an engineer selected by the Development Board;
 - (8) Any fill placed on the lot shall be properly stabilized and, when found necessary depending upon existing slopes and soil types, supported by retaining walls or other appropriate structures as approved by the Village Engineer or an engineer selected by the Development Board;
 - (9) Any disturbance of steep slopes shall be completed within one construction season, and stabilization measures (temporary and/or permanent) in disturbed areas shall comply with stormwater control measures as specified in Article XVIII. Stormwater Control;
 - (10) No trees with a diameter at breast height (DBH) of eight (8) inches or more shall be removed from steep slope areas and other clearing shall comply with the requirements of § 106-97. A;
 - (11) The alignment of roads and driveways shall follow the natural topography, minimize regrading and comply with design specifications of § 106-128;
 - (12) The maximum grade of a road or driveway shall not exceed ten percent (10%).
- E. Application Standards. To ensure compliance with the resource protection standards in areas of steep slope as specified in this Section, the following information shall be submitted by the applicant when applying for special use permit.
- (1) Delineation of steep slope areas. For the purpose of application of these regulations, slope shall be measured over three or more two-foot contour intervals (six cumulative vertical feet of slope.) All slope measurements shall be determined by a topographic survey signed and sealed by a licensed surveyor or engineer.
 - (2) The plan depicting the areas of steep slope and any proposed uses shall be prepared by a professional engineer, landscape architect, and/or surveyor and licensed by the NYS Department of Education. The plan as submitted shall accurately delineate the areas of moderately steep slope and/or very steep slope, the proposed use(s), and a topographical survey with contour elevations at no greater than 2-foot intervals, where feasible;

- (3) A separate plan depicting and quantifying the proposed modifications to the existing topography and vegetative cover;
- (4) The use of storm water control devices and erosion control measures as specified in Article XVIII;
- (5) Specifications for building construction and materials, including filling, grading, storage of materials, and water supply and sewerage facilities;
- (6) Documentation of any additional engineering and/or conservation techniques designed to alleviate environmental problems that may be created by the proposed activities; in compliance with municipal sedimentation and erosion control regulations;
- (7) Written confirmation from the Saranac Lake Volunteer Fire Department that emergency access is satisfactory to provide adequate fire protection.

DEVELOPMENT CODE

Village of Saranac Lake - Unified Development Code:

Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35				
	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District I-1	District I-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3				
Residential																																							
1 Community House																	Ⓢ	Ⓢ	Ⓢ																				
2 Dwelling, Manufactured Home	A																					A																	
3 Dwelling, Multi-Family					SP	Ⓢ		Ⓢ			Ⓢ	SP	SP	SP			SP	SP ¹	SP	Ⓢ	Ⓢ	SP	Ⓢ				Ⓢ	SP	Ⓢ							SP	SP		
4 Dwelling, Single Family	P	P	P	P						P	P		P	P	P						Ⓢ	P	P	SP	P	Ⓢ	P	SP	P	Ⓢ	P	P			P	P	SP		
5 Dwelling, Townhouse	SP	Ⓢ	Ⓢ		SP	Ⓢ	SP	Ⓢ		Ⓢ	Ⓢ	SP	SP	Ⓢ			SP	SP ¹	SP	Ⓢ	SP	SP	SP				Ⓢ	SP	Ⓢ	Ⓢ						SP	SP		
6 Dwelling, Two Family	A	A	A		A	A	A	A		A	A	A	A	A	A					A	A	A	A	Ⓢ	Ⓢ	Ⓢ	A	A	A	A				A	A	A			
7 Group Home	P	P	P	P				P		P	P		P	Ⓢ	P				Ⓢ	P	P	SP	P			P	SP	P	A	A	A	A		P	P	SP			
8 Manufactured Home Community	Ⓢ																																						
9 Rooming House					SP	SP		Ⓢ	SP		Ⓢ	SP	SP	Ⓢ			SP	SP ¹	SP		Ⓢ	SP	Ⓢ					Ⓢ								Ⓢ	Ⓢ		
Public/Institutional																																							
1 Assisted Living Residence					SP		Ⓢ	Ⓢ	Ⓢ	Ⓢ			Ⓢ	Ⓢ			SP	SP ¹	SP			SP															Ⓢ		
2 Athletic Facility					SP					Ⓢ	Ⓢ		Ⓢ	Ⓢ			SP	SP	SP	SP		SP					SP		Ⓢ									SP	
3 Cemetery														SP																									
4 Club/Lodge		Ⓢ			SP	SP						SP	SP	Ⓢ			SP	SP	SP		Ⓢ	SP															SP	SP	
5 College, Private					SP	Ⓢ				Ⓢ	Ⓢ	Ⓢ	Ⓢ				SP	SP	SP		Ⓢ	SP																SP	SP
6 Community Garden, Up to One (1) Acre	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
7 Community Garden, Over One (1) Acre	SP	SP	SP	SP	SP					SP					SP	SP	SP	SP																					
8 Garage, Public Parking					SP																																		
9 Government Office					SP																																		
10 Hospital																																							
11 Library						Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ			Ⓢ	Ⓢ	Ⓢ	Ⓢ																							
12 Multi-Modal Trail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																		
13 Museum					SP	Ⓢ	Ⓢ	Ⓢ	Ⓢ			Ⓢ	Ⓢ	Ⓢ	Ⓢ																								
14 Nursing/Convalescent Home					SP					Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ																									
15 Park	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																		
16 Parking Lot, Public					SP	SP																																	
17 Place of Worship					SP	SP	SP		SP	SP		SP	SP	SP	SP			SP	SP	SP	SP	SP	SP	SP	SP														SP
18 Public Utility Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																	
19 Railroad Depot																																							
20 Railway					SP					SP			SP	SP	SP	SP																							
21 Recreation Facility, Public					SP	SP							SP																										
22 Rehabilitation Center					SP							Ⓢ	Ⓢ																										
23 School																																							

Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required Ⓢ Special Use Permit Required

Notes: 1. Residential uses in buildings within the E-2 District are not allowed on the first floor.

Note: Blank cells indicate use is not permitted.

SARANAC LAKE CODE

Village of Saranac Lake - Unified Development Code:
Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34				
	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3			
Commercial																																						
1 Amusement and Recreation Services						S	S		S								SP	S				S				S										S		
2 Antique Shop						A	A	A	A								A	SP	A			A				S		S								A	A	
3 Agri-Business						SP	S		S													SP				S		S									S	
4 Artisan Workshop	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	A	SP	S	S	S	SP	S							S	A	A									
5 Arts Spaces	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	A	SP	S	S	S	SP	S	SP	SP			S	A	A											
6 Automotive Dealer									SP													SP														A	A	
7 Automotive Repair/Service									S													S															S	
8 Bank						A	A	SP	A								A	SP				S					S										S	
9 Bank, Drive-Through						SP	SP	SP	SP								SP	S				SP						S									S	
10 Bed and Breakfast	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP		A	SP ¹	A	SP	SP	A	SP		S		SP	S	SP	SP	S		S	SP	SP			
11 Boat Storage, Commercial									SP													S															S	
12 Building Material Supply									SP								S	S				SP															S	
13 Car wash									SP								S					SP															S	
14 Cinema						SP	SP	SP	A								SP	SP	SP			SP																S
15 Driving Range																							S														S	
16 Farmer's Market						SP	SP		SP								SP	SP	SP			S																S
17 Funeral Home						S		S									SP	SP	SP			S					S	S									S	
18 Gasoline Station									SP														S															S
19 Gasoline Station/Auto Repair/Service									SP													SP																S
20 Gasoline Station/Retail Sales									SP								S					SP																S
21 Greenhouse, Commercial						S	S		SP			SP				S	S	S	S			S					S	S									S	
22 Hotel/Motel						SP	SP	S	SP					S			SP	SP	SP			S	S				S	S										S
23 Housekeeping Cottage	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP		A	SP ¹	A	SP	SP	S	SP	S			SP	SP	SP	SP			S	SP	S			
24 Kennel																S	SP					S															S	
25 Marina, Type I		SP				SP	SP																															S
26 Marina, Type II		SP				SP	SP	SP	SP																													
27 Medical Clinic						A	A	S	A								A	SP	A			SP						S	S								S	

Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required S Special Use Permit Required Note: Blank cells indicate use is not permitted.

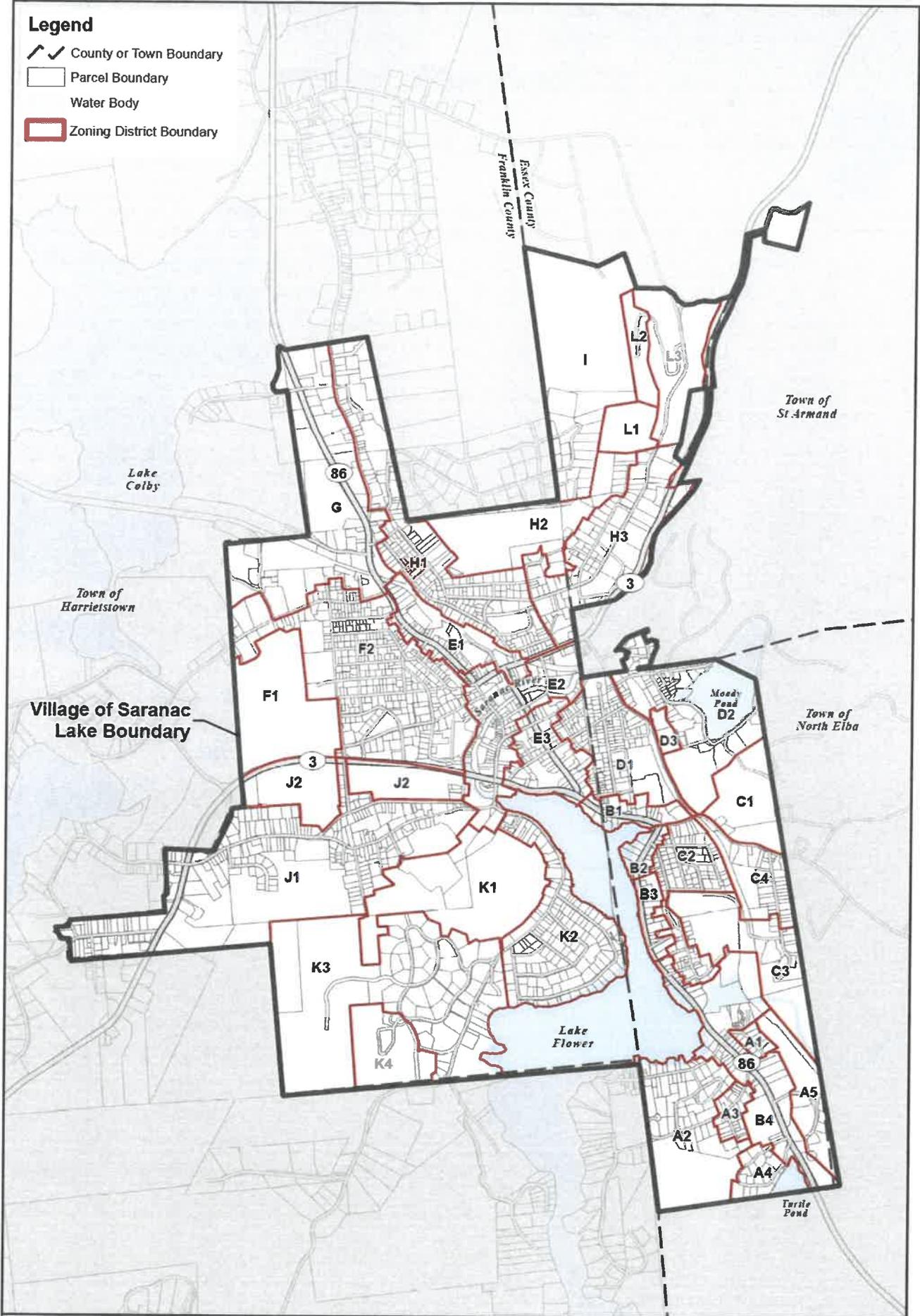
DEVELOPMENT CODE

Village of Saranac Lake - Unified Development Code:
Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34			
	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3		
Commercial (continued)																																					
28 Mixed Use						A	A	S	A								A	SP	A			A					S	S					S		SP		
28 Multi-Use Building						SP		S	SP								SP	SP	SP			S					S	S					S		S		
29 Office						A	A	S	A								A	SP	A			A					S	S							SP	SP	
30 Outdoor Storage, Type II								S								S																			SP	SP	
31 Personal Services						A	A	A	A								A	SP	A			A							S						S	S	
32 Recreation Facility, Private						SP	SP		SP							S	SP	SP	SP			SP						SP								SP	
33 Research and Development Facility						A	A	A	A							SP	A	SP	A			A					S	S								SP	
34 Restaurant						A	A	A	A								A	SP	A			A					S	S								SP	
35 Restaurant, Drive Through									SP													S						S	S							SP	
36 Restaurant, Fast Food						A	SP	SP	SP								SP	SP	SP			SP						S	S							S	
37 Retail Sales, Type I						A	A	A	A								A	SP	A			A					S	S								SP	SP
38 Retail Sales, Type II						S			S								S	S				S					S	S								S	
39 Retail Sales, Outdoors						S	S	S	S							S	S	S				S					S	S								S	
40 Retail Store, Convenience						SP	SP		SP								SP	SP				SP						S	S							S	
41 Sawmill																S																				S	
42 Self-Service Storage Facility																						S														S	
43 Shopping Center									SP													S							S							S	
44 Tavern						SP	SP	S	SP								SP	SP	SP			S						S	S							S	
45 Tourist Attraction						SP	S	SP	SP								SP	SP	S			SP					S	S								S	
46 Veterinary Clinic/Hospital						SP	SP	S	SP								SP	SP	S			SP					S	S								S	
Industrial																																					
1 Chemical and Petroleum Storage																						S													S		
2 Contractor Storage Yard																	S					S														S	
3 Heavy Equipment Repair																S						S														S	
4 Industry, Type I																S	S					S						S								S	
5 Industry, Type II																S						S						S									S
6 Mining						SP																S						S									S
7 Transfer Station																						S						S									S
8 Warehouse																S						S															S
Accessory Uses																																					
For All Districts and Sub-Districts: Allowed accessory uses are those uses that are customarily subordinate and incidental to allowed principal uses.																																					
Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required S Special Use Permit Required Note: Blank cells indicate use is not permitted.																																					

Legend

-  County or Town Boundary
-  Parcel Boundary
-  Water Body
-  Zoning District Boundary



0 800 1,600
Feet

**Village of Saranac Lake
Zoning Map**



Project 2017006
Date 08/07/2017

REGULAR MEETING OF THE BOARD OF TRUSTEES
June 25, 2018

ROLL CALL FOR REGULAR MEETING: Present: Mayor Clyde Rabideau
Trustees: Melinda Little, Richard Shapiro, Paul Van Cott and Patrick Murphy.
Also present: Village Manager, John Sweeney, Village Treasurer, Elizabeth Benson,
Code Enforcement Administrator, Paul Blaine, Water/Waste Water Chief Operator,
Kevin Pratt and Village Clerk, Kareen Tyler.

Everyone stood for the pledge of allegiance.

AUDITING:

Chair Rabideau called for a motion to approve payment for the 2018 budget \$83,476.23 voucher number 11039154 to 11039242 and for the 2019 budget \$401,450.83 voucher number 11039152 to 11039256 complete detail of these vouchers is attached and made part of these minutes.

Motion: Shapiro Second: Little

Roll Call: Little yes Murphy yes Shapiro yes Van Cott yes

APPROVAL OF MINUTES:

Chair Mayor Rabideau called for a motion to approve minute of June 11, 2018.

Motion: Little Second: Murphy

Roll Call: Little yes Murphy yes Shapiro yes Van Cott yes

PUBLIC COMMENT PERIOD:

No one spoke.

CORRESPONDENCE: Letters from Homes and Community Renewal and Adirondack Housing Development Corporation.

Chair Rabideau called for motion to accept and place on file the above referenced correspondence.

Motion: Van Cott Second: Murphy

Roll Call: Little yes Murphy yes Shapiro yes Van Cott yes

ITEMS FOR BOARD ACTION:

Bill 69-2018 Administrative Raises

A copy of the bill is attached and made part of these minutes

Chair Mayor Rabideau called for a motion.

Motion: Little Second: Van Cott

Roll Call: Little yes Murphy yes Shapiro yes Van Cott yes

Bill 70-2018 Begin Hiring Process Waste Water Treatment plant Operator or Waste Water Treatment Plant Operator Trainee

A copy of the bill is attached and made part of these minutes

Chair Mayor Rabideau called for a motion.

Motion: Shapiro Second: Murphy

Roll Call: Little yes Murphy yes Shapiro yes Van Cott yes

NEW BUSINESS:

Mayor Rabideau said the board fully supports low income housing , the Helen Hill Apartments. He also stated that the village has current loans and will have future loans and every loan must be treated equally. It is the boards responsibility to have a full understanding of an entity's financials to make an informed decision regarding loans. He asked Mr. Alan Dunham and Mr. Jim Connelly, representatives of the Adirondack Housing Development Corporation for financials on the Helen Hill Apartments. He also asked that they set up a meeting with the Village Treasurer Elizabeth Benson. Trustee Shapiro clarified that the loan being discussed is from 10/27/2014 board meeting for \$85,000.

Trustee Van Cott Included in the information we received is a letter dated 6-21-2018 we need time to investigate this in order to make and an informed decision.

Trustee Murphy More information is needed to evaluate this.

OLD BUSINESS:

Trustee Little- Pet Waste signs are ready to go out.

Woodruff Street update given.

1-3 Main Street update given

ITEMS FOR DISCUSSION:

Trustee Van Cott update the board on the NY Main Street Grant. The Franklin County IDA will be submitting a joint grant application for the Village of Saranac Lake and the Village of Tupper Lake.

MOTION TO ADJOURN

Motion: Little Second: Murphy

Roll Call: Little yes Murphy yes Shapiro yes Van Cott yes

Respectfully submitted,
Kareen Tyler, Village Clerk

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: Resolution of Support

Date: 7-9-18

DEPT OF ORIGIN: Trustee Van Cott

Bill # 71 -2018

DATE SUBMITTED: 7-5-18

EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED

AMOUNT
BUDGETED:

APPROPRIATION
REQUIRED

A resolution of support for Franklin County Local Development Corporation's regional grant request to the New York Main Street Program.

MOVED BY: _____ SECONDED BY: _____

VOTE ON ROLL CALL:

MAYOR RABIDEAU

TRUSTEE SHAPIRO

TRUSTEE MURPHY

TRUSTEE VAN COTT

TRUSTEE LITTLE



Capital of the Adirondacks™

Village of Saranac Lake 39 Main Street, 2nd Floor Suite 9 • Saranac Lake, NY 12983-2294 • Phone: (518) 891-4150 • www.saranadakeny.gov

Resolution ##

Resolution by the Village of Saranac Lake Board of Trustees approving and endorsing the Franklin County Local Development Corporation's application to NYS Homes and Community Renewal for funding under the New York Main Street Program for building renovation projects in the villages of Saranac Lake and Tupper Lake

WHEREAS, the Franklin County Local Development Corporation desires to apply for \$500,000 in financial assistance through the 2018 Consolidated Funding Application under the New York Main Street Program; and

WHEREAS, the application proposes funding to assist mixed-use building renovation projects along Main Street and Broadway in the Village of Saranac Lake and along Park Street in the Village of Tupper Lake; and

WHEREAS, the proposed funding will contribute to ongoing community revitalization efforts in both communities; and

WHEREAS, the grant application requires that the applicant obtain the approval and endorsement of the governing body of the municipality in which the projects will be located.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Saranac Lake Board of Trustees approves and endorses the 2018 Consolidated Funding Application under the New York Main Street Program prepared and to be submitted by the Franklin County Local Development Corporation; and

BE IT FURTHER RESOLVED, that the Board of Trustees authorizes the village code enforcement officer to annually inspect building improvements assisted with New York Main street funds within the Village of Saranac Lake during the five-year regulatory period and provide inspection reports to the FCLDC.

**Authorization Selection of Northwood Engineering
Façade and Elevator Repairs to 1 Main St**

WHEREAS, The Village of Saranac Lake requested RFP for repairs to façade and elevator for 1 Main St.

WHEREAS, The Village of Saranac Lake requested RFP from Tisdell Engineering and Northwood Engineering.

WHEREAS, The Village of Saranac Lake selects Northwood Engineering for the services requested at 1 Main St

NOW, THEREFORE BE IT: Resolved that the Village of Saranac Lake Board of Trustees authorizes the Village Manager to enter into all necessary agreements and approve all documents for the selection of Northwood Engineering for façade and elevator repairs in the amount of \$16,000



North Woods Engineering PLLC

Joseph A. Garso, P.E.
Timothy J. Northrup, P.E.

22 June 2018

John Sweeney, Village Manager
Village of Saranac Lake
39 Main Street
Saranac Lake, NY 12983

Subject: Proposal for Professional Engineering Services
3 Main Street, Elevator Headhouse Repairs

Dear Mr. Sweeney;

We are pleased to submit this scope of services and cost proposal to provide professional engineering services for repairs to the elevator headhouse at 3 Main Street. The existing headhouse has significant masonry facade issues as well as a leaking roof. The proposed project would include masonry restoration of the headhouse and a new roof. Repairs would also be made to the masonry parapet around the building, from the cornice to the cap.

Scope of Services

From our site visit with you, the information you provided, and our knowledge of past similar projects, our general scope will be to conduct design and prepare certified plans for masonry facade restoration for the headhouse and parapet, also including headhouse roof replacement. Specifically, our scope of services will include the following tasks:

- Site visits to obtain measurements as needed and preparation of detailed existing condition plans and elevations
- Interact with OPHRP on the proposed repairs since the building is a historic structure in a historic district
- Building Code review
- Accomplish detailed design, in accordance with appropriate standards and codes
- Prepare repair plans, sections, elevations, and details as appropriate
- Review meeting with the Village at approximately 60% plan completion for review and comment
- Revise documents as appropriate based upon review comments
- Obtain wage rates as required by the Department of Labor
- Generate full specifications, inclusive of general and technical specifications
- Complete the bid documents

Page 1 of 3

348 Lake Street • Saranac Lake, NY 12983

Phone: 518-891-4975 • Facsimile: 518-891-4978 • www.north-woods-engineering.com

- Oversee the bid process, including pre-bid meeting, answering questions and issuing addendums as required
- Attend bid opening, tabulate the bids, analyze the bids and recommend award
- Prepare contracts and secure insurance and bonding as required
- Review and approve shop and working drawings and submittals
- Interpret the intent of the drawings and specifications to protect the Village against defects and deficiencies in construction on the part of the contractor
- General engineering review of the construction to ensure conformance with the contract documents, accomplished through periodic site visits, and documentation of findings through written field reports
- Review and recommend approval of applications for payment
- Prepare necessary change orders for approval by the Village
- Obtain project close-out documentation

Exclusions

We assume that the project will not be jurisdictional to the provisions of Wick's Law since the budget is \$150,000. Therefore, we assume that the project can be bid as a single construction contract.

Masonry restoration of the parapet will be done on a square foot basis, so that the Village has control of cost.

We assume that the contractor will generally follow the project requirements, including schedule.

Time Frame

We will prepare plans and specifications for bidding 16 weeks of receipt of a signed contract.

Compensation for Professional Services

Our cost estimate range for the above work scope is \$13,500 to \$15,500.

Compensation for Expenses

Reimbursable expenses are estimated to be \$500, however, the invoice amount will vary, depending upon the costs incurred.

Contract

If this proposal is acceptable, please sign the attached contracts, and return one to us at the following address:

North Woods Engineering, PLLC
 348 Lake Street
 Saranac Lake, NY 12983
 or email to: jgarso@north-woods-engineering.com

Please feel free to call with any questions, and we appreciate this opportunity to work with you

on this project. This proposal is valid for 45 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Garso", with a long horizontal flourish extending to the right.

Joseph A. Garso, P.E.

Attachment

This document has important legal consequences; consultation with an attorney is encouraged with respect to its use or modification. This document should be adapted to the particular circumstances of the contemplated Project and the controlling Laws and Regulations.

**SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES**

Prepared by



and

Issued and Published Jointly by



AMERICAN COUNCIL OF ENGINEERING COMPANIES

ASSOCIATED GENERAL CONTRACTORS OF AMERICA

AMERICAN SOCIETY OF CIVIL ENGINEERS

PROFESSIONAL ENGINEERS IN PRIVATE PRACTICE
A Practice Division of the
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

This Agreement has been prepared for use with the Standard General Conditions of the Construction Contract (EJCDC C-700, 2007 Edition) of the Engineers Joint Contract Documents Committee. Their provisions are interrelated, and a change in one may necessitate a change in the other.

SPECIAL NOTE ON USE OF THIS FORM

This abbreviated Agreement form is intended for use only for professional services of limited scope and complexity. It does not address the full range of issues of importance on most projects. In most cases, Owner and Engineer will be better served by the Standard Form of Agreement Between Owner and Engineer for Professional Services (EJCDC E-500, 2008 Edition), or one of the several special purpose EJCDC professional services agreement forms.

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1420 King Street, Alexandria, VA 22314-2794
(703) 684-2882
www.nspe.org

American Council of Engineering Companies
1015 15th Street N.W., Washington, DC 20005
(202) 347-7474
www.acec.org

American Society of Civil Engineers
1801 Alexander Bell Drive, Reston, VA 20191-4400
(800) 548-2723
www.asce.org

Associated General Contractors of America
2300 Wilson Boulevard, Suite 400, Arlington, VA 22201-3308
(703) 548-3118
www.agc.org

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SHORT FORM OF AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of _____ (“Effective Date”) between
_____ Village of Saranac Lake _____ (“Owner”) and
_____ North Woods Engineering, PLLC _____ (“Engineer”).

Owner's Project, of which Engineer's services under this Agreement are a part, is generally identified as follows:

_____ 3 Main St. Elevator Headhouse Repairs _____ (“Project”).

Engineer's Services under this Agreement are generally identified as follows:

Please refer to correspondence from North Woods Engineering, PLLC, dated 22 June 2018.

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

- A. Engineer shall provide, or cause to be provided, the services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above. Owner shall pay Engineer for its services as set forth in Paragraphs 7.01 and 7.02.
- B. Engineer shall complete its services within a reasonable time, or within the following specific time period:
_____ 16 weeks to construction drawings _____
- C. If the Project includes construction-related professional services, then Engineer's time for completion of services is conditioned on the time for Owner and its contractors to complete construction not exceeding 12 months. If the actual time to complete construction exceeds the number of months indicated, then Engineer's period of service and its total compensation shall be appropriately adjusted.

2.01 *Payment Procedures*

- A. *Invoices*: Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice, then the amounts due Engineer will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension. Payments will be credited first to interest and then to principal.

3.01 *Termination*

- A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,

- a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
- b. By Engineer:
- 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's services for the Project are delayed for more than 90 days for reasons beyond Engineer's control.

Engineer shall have no liability to Owner on account of a termination by Engineer under Paragraph 3.01.A.1.b.

- c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.
2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

- B. The terminating party under Paragraph 3.01.A may set the effective date of termination at a time up to 30 days later than otherwise provided to allow Engineer to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.
- C. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all reimbursable expenses incurred through the effective date of termination.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with Engineer's services. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

- C. This Agreement is to be governed by the law of the state or jurisdiction in which the Project is located.
- D. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and such contractor. Engineer is not responsible for variations between actual construction bids or costs and Engineer's opinions or estimates regarding construction costs.
- E. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except Engineer's own employees) at the Project site or otherwise furnishing or performing any construction work; or for any decision made regarding the construction contract requirements, or any application, interpretation, or clarification of the construction contract other than those made by Engineer.
- F. The general conditions for any construction contract documents prepared hereunder are to be the "Standard General Conditions of the Construction Contract" as prepared by the Engineers Joint Contract Documents Committee (EJCDC C-700, 2007 Edition) unless the parties agree otherwise.
- G. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment for all services relating to preparation of the documents and subject to the following limitations: (1) Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer; (2) any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants; (3) Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and (4) such limited license to Owner shall not create any rights in third parties.
- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Engineer, whichever is greater.
- I. The parties acknowledge that Engineer's scope of services does not include any services related to a Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., or radioactive materials). If Engineer or any other party

encounters a Hazardous Environmental Condition, Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (1) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the Hazardous Environmental Condition; and (2) warrants that the Site is in full compliance with applicable Laws and Regulations.

- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7.01 *Basis of Payment—Hourly Rates Plus Reimbursable Expenses*

- A. Using the procedures set forth in Paragraph 2.01, Owner shall pay Engineer as follows:
1. An amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class for all services performed on the Project, plus reimbursable expenses and Engineer's consultants' charges, if any.
 2. Engineer's Standard Hourly Rates are attached as Appendix 1.
 3. The total compensation for services and reimbursable expenses is estimated to be \$ 14,000 to 16,000.

Please note that our terms are 30 days net due. Beyond 30 days, we will assess late fees. If an account reaches 60 days past due, we reserve the right to send it to our collection agency. Therefore, if you cannot meet the 30 day terms, please contact me before signing this contract, and we will be happy to arrange an alternate payment schedule.
Thank you, Joseph Garso, Managing Member

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

OWNER:

By: _____

Printed Name: _____

Title: _____

Date Signed: _____

ENGINEER:

By:  _____

Printed Name: Joseph A. Garso, P.E. _____

Title: Member _____

Date Signed: 22 JUN 18 _____

License Number: 075492 _____

State of: New York _____

Address for giving notices:

Address for giving notices:

North Woods Engineering, PLLC

348 Lake Street

Saranac Lake, NY 12983

Engineer's Standard Hourly Rates

A. *Standard Hourly Rates:*

1. Standard Hourly Rates are set forth in this Appendix 1 and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.
2. The Standard Hourly Rates apply only as specified in Paragraphs 7.01 and 7.02, and are subject to annual review and adjustment.

B. *Schedule of Hourly Rates:*

Hourly rates for services performed on or after the Effective Date are:

LABOR

PRINCIPAL ENGINEER	\$135.00 / HOUR
SENIOR PROJECT ENGINEER	\$105.00 / HOUR
PROJECT ENGINEER	\$90.00 / HOUR
JUNIOR ENGINEER	\$75.00 / HOUR
ARCHITECTURAL DESIGNER.....	\$80.00 / HOUR
SENIOR TECHNICIAN	\$70.00 / HOUR
TECHNICIAN II	\$55.00 / HOUR
TECHNICIAN I	\$50.00 / HOUR
TECHNICAL ASSISTANT	\$45.00 / HOUR

DIRECT EXPENSES

MILEAGE	PER FEDERAL ALLOWANCES
OUTSIDE PROFESSIONAL SERVICES	COST PLUS 10%
PAPER COPIES (30X42)	\$6.00 / SHEET
PAPER COPIES (24X36)	\$4.00 / SHEET
MYLAR COPIES (24X36).....	\$25.00 / SHEET
OTHER EXPENSES	AT COST

TERMS

30 DAYS NET DUE
1.5% LATE FEE PER MONTH, \$5.00 MINIMUM PER MONTH
CLIENT IS LIABLE FOR ALL LEGAL AND COLLECTION FEES

SCOPE OF SERVICES CHECKLIST AND STANDARD FORM OF AGREEMENT

ENGINEERING AND TECHNICAL SERVICES AGREEMENT
FOR

FACAD IMPROVEMENTS
AT
1 MAIN STREET
SARANAC LAKE, NEW YORK

BETWEEN:

VILLAGE OF SARANAC LAKE
3 Main Street, Ste 1
Saranac Lake, New York 12983

AND

TISDEL ASSOCIATES
Consulting Engineers
113 Main Street
Canton, New York 13617

June 25, 2018



June 25, 2018

Mayor and Board of Trustees
Village of Saranac Lake
3 Main Street, Ste 1
Saranac Lake, New York 12983

Attn: John Sweeny
Village Manager

RE: Facad Improvements
1 Main Street

Ladies/Gentlemen:

In response to our recent meetings and discussions, we are pleased to submit the following Agreement for providing engineering and technical services related to the design, bidding and construction review for the facad improvements at 1 Main Street, hereinafter called the project.

GENERAL CONSIDERATIONS

- ▶ Tisdel Associates will prepare design documents for the replacement of the roof over the elevator shaft.
- ▶ Tisdel Associates will prepare design documents for repairs to the elevator shaft and building facad. The elevator shaft repairs will include interior wall repairs as well.
- ▶ Tisdel Associates will assist the Village with the procurement of a hazardous materials investigation. The Village will pay for the investigation directly.
- ▶ Tisdel Associates will prepare bidding documents for the project.
- ▶ Tisdel Associates will provide limited construction review for the project.

PC-1 (11-10)
Founder
Joseph E. Tisdel, P.E. & L.S.
(1930 - 2002)

Principals
Michael J. Christy, P.E.
Aaron B. Jarvis, P.E.
Daniel M. Tebo, P.E.

113 Main Street
P.O. Box 400
Canton, N.Y. 13617

P: 315.386.8542
E: office@tisdelassociates.com
www.tisdelassociates.com

ENGINEERING AND TECHNICAL SERVICES

Engineering and technical services included under this agreement are:

a) Planning and Design

- Meeting with you to discuss the project, obtain your requirements, and coordinate with you to initiate the project.
- Field reconnaissance including: to identify facad cracks and failures.
- Historic Preservation office consultation and defining requirements thereof.
- Preparing of preliminary design documents consisting of final design criteria, preliminary drawings, and opinion of project cost for review.
- Attending Village Board meeting to explain design features and intent.
- Preparing opinion of probable construction cost.
- Final design, drawings, and specifications preparation for the facad improvements.
- Review final planning documents with you and furnishing two (2) copies for your use.

b) Bidding Assistance

- Making application to State and Federal agency(ies) for mandated wage schedules and employment provisions.
- Preparation of bid advertisement and distribution to prospective bidders.
- Preparation of bidding and construction documents including:

Advertisement	Payment Items
Information for Bidders	General Conditions
Permit Requirements	Special Conditions
Wage Schedules	Supplemental General Conditions of Funding Agency
Bid Forms	Technical Specifications
Form of Agreement	Subsurface Information
- Printing of contract documents, distributing to bidders, and maintaining a record thereof.
- Distributing of contract documents to four (4) local plan rooms for viewing, at no cost, by suppliers, contractors, and potential subcontractors.
- Conducting a pre-bid conference with bidders.
- Preparing addenda (if required) and distributing to bidders.

- Assisting you in receiving bids.
 - Prepare an official tabulation of bids and circulate to all bidders.
 - Reviewing of references provided by the three lowest bidders, review bids to determine lowest responsible bidder, analysis of project budget, analysis of bid alternatives, project modifications, and submitting a written report thereof.
 - Returning bid securities via certified mail.
 - Attending your Board meeting to discuss the bid analysis report.
- c) Construction Review
- Preparing draft resolutions for contract awards.
 - Reviewing bonds and insurance submittals made by the contractor(s).
 - Preparing four (4) copies of the contract, arranging execution thereof, and forwarding contract to your attorney and/or funding agencies for approval thereof.
 - Conducting a pre-work conference with contractor(s), preparing meeting minutes and distributing these minutes.
 - Reviewing of material submittals, shop drawings, working drawings and cut sheets for conformance with the design concepts and returning copies to you and the contractors.
 - Reviewing contractors' proposed schedules for conformance to the contract requirements.
 - Conducting random site visits to observe and document the progress and quality of the work including a written report for each visit.
 - Conducting biweekly progress meetings to review the project schedule and details, prepare minutes of each meeting, and distribute copies to the attendees.
 - Preparing sketches clarifying the design intent for use by the contractors.
 - Making recommendations regarding the solution of special problems posted by conditions encountered in the course of construction.
 - Interpreting the intent of the drawings and specifications to protect the owner against defects and deficiencies in the construction on the part of the contractors (does not include guarantee of any contractor's performance).
 - Issuing your instructions to the contractor in writing.
 - Attending monthly Board meetings to report on the status and answer questions.
 - Preparing routine change orders and work change directives to address minor changes in the work (but not including changes to the overall scope of the work).
 - Reviewing amounts requested by the contractor and processing monthly payment applications.

- Conducting final walkover with your representative and the contractor.
- Preparation of substantial completion statement, waiver of liens forms, and deficiency list.
- Perform a final walkover to verify deficiency list items are completed.

Engineering and technical services to be provided under this Agreement are specifically stated above. If related services in addition to those so stated are required, we will provide them in accordance with the Rate Schedule included here as Attachment A.

STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions for the proposed agreement are included here as Attachment B. Please fully review this important attachment and contact our office with any questions or comments you may have. Signify your acceptance by initialing the bottom of each page.

ENGINEERING FEE

Our fee for engineering and technical services provided above, payable within 30 days after due request through periodic statements, is:

a)	Planning and Design (lump sum).....	\$8,500
b)	Bidding Assistance (lump sum)	\$5,000
c)	*Construction Review (lump fee).....	\$7,500
	Total Estimated Fee (variable fee).....	\$21,000

*The lump sum fee for the Construction Review phase services is based on a one construction contract, a 90 day construction period.

The above opinion of fee should be evaluated if:

- a) the scope of the project is revised or the project is terminated.
- b) the scope of engineering and technical services is revised.
- c) the time lapse between the date of this proposal and its acceptance exceeds 90 days.
- d) the time lapse between the date of completion of one phase of the engineering and technical work and the authorized commencement of another exceeds 90 days.

Engineering Agreement
RE: Facad Improvments
1 Main Street
June 25, 2018
Page -5-

If you find this Agreement to be acceptable, please execute below and return one (1) copy to us.
This then becomes the Contract and we will proceed with the initial work.

If you have any questions or comments, please feel free to contact us.

Very truly yours,
TISDEL ASSOCIATES



Aaron B. Jarvis, P.E.
Principal Engineer

ACCEPTANCE AND AUTHORIZATION

Tisdel Associates is hereby awarded contract and authorized to proceed with the work described above pursuant to the Rates and Terms and Conditions attached hereto.

Signed: _____
Name: _____
Title: _____
Date of Acceptance: _____
Federal Identification No. _____

This acceptance includes: Planning and Design
 Bidding Assistance
 Construction Review

Additional Considerations (by client): _____

**RATE SCHEDULE**

For calendar year 2018, the hourly rates for various personnel classifications engaged in our standard range of services will be applicable. Rates to be adjusted annually, effective January 1 of each year, with an updated rate schedule being provided.

<u>Personnel Classification</u>	<u>Hourly Rate</u>
Principal Engineer	\$125
Senior Licensed Engineer/Project Manager	115
Licensed Engineer/Project Manager	100
Engineer II (Intern Engineer)	90
Engineer I	80
Senior Engineering Technician II	83
Senior Engineering Technician I	75
Engineering Technician II	70
Engineering Technician I	60
Intern Technician	50
Project Administrator	85
Technical Secretary	52
2 - Person Survey Crew	150
Resident Project Representative	85

The foregoing hourly personnel rates apply to time spent directly on a project, are based upon overall salary cost times a multiplier of 2.25, and include fringe benefits, all non-reimbursable expenses, insurances, all general business overhead and profit. For field surveying work where State Department of Labor requires that prevailing wage rates be paid, the rate for a 2-Person Survey Crew is \$231/hr.

Direct (Reimbursable) Expenses:

-Personal Auto	-\$0.56 per mile
-Tolls, Parking, etc.	-As incurred
-Airfare	-Coach Class; as incurred
-Room and Board	-As incurred
-Graphics, Art, Bulk Printing	-As incurred
-Express Shipping	-As incurred
-Subconsultant	-Cost plus 10%
-Photography	-Cost plus 10%

Non-Reimbursable Expenses (included above)

-Telephone
-Routine USPS Mailings
-Routine UPS Shipping
-Routine Copying
-Routine Registered Mailings
-Computer (in-house) Time
-Standard Field Equipment

INITIALS:

Tisdell: MSJ

Client: _____

1.18

~~Page 3 of 5~~**Founder**Joseph E. Tisdell, P.E. & L.S.
(1930 - 2002)**Principals**Michael J. Christy, P.E.
Aaron B. Jarvis, P.E.
Daniel M. Tebo, P.E.113 Main Street
P.O. Box 400
Canton, N.Y. 13617P: 315.386.8542
E: office@tisdellassociates.com
www.tisdellassociates.com



113 Main Street
P.O. Box 400
Canton, N.Y. 13617

P: 315.386.8542
E: office@tisdellassociates.com
www.tisdellassociates.com
ATTACHMENT B

AGREEMENT FOR CONSULTING SERVICES

STANDARD TERMS AND CONDITIONS

A. DEFINITIONS

Client - The public body or authority, corporation, association, firm, or person with whom the Consultant has entered into this Agreement and for whom the professional and technical services are to be provided.

Consultant - Tisdell Associates, Consulting Engineers, 113 Main Street, Canton, New York, the firm retained to provide professional and technical services as stated in this Agreement.

Contractor - Any person, firm, or corporation with whom the Client may enter into contract for construction of the project for which design documents are prepared under this Agreement.

B. RIGHT OF ENTRY

The Client will provide for right of entry of the employees, agents, or subcontractors of the Consultant to perform and complete the work which is the subject of this Agreement.

C. OWNERSHIP OF DOCUMENTS

All original documents, including drawings, estimates, specifications, field notes, computer files and data, shall remain the property of the Consultant. The Consultant shall retain all common law, statutory and other reserved rights, including the copyright thereto. The Client may, at his expense, obtain copies of drawings and all other project documents.

D. EXISTING DOCUMENTS USE

The Client shall make available to the Consultant all documents and information of record which may pertain to the work under this Agreement. The Consultant, in use of such documents, may rely upon their accuracy and completeness. The Client shall assume liability for any errors or omissions contained in any documentation or information which it furnishes to the Consultant.

E. ESTIMATES

The Consultant has no control over the cost of labor and materials, or over competitive bidding or market conditions. Any opinions of probable construction cost provided by the Consultant are made on the basis of his experience and qualifications. These opinions reflect his judgment as a Consultant familiar with the construction industry. However, the Consultant cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by him.

INITIALS:

Tisdell: ASST

Client: _____

F. INSURANCE

The Consultant agrees to procure and maintain, at his expense, such insurance as will protect the Client and him from claims under the Worker's Compensation Act and from claims for bodily injury, death, or property damage which may arise from the negligent performance by the Consultant or his employees, officers or directors.

G. CONSULTANT RESPONSIBILITY

The services to be performed by the Consultant under this Agreement are intended solely for the benefit of the Client. Nothing contained herein shall confer any rights upon or create any duties on the part of the Consultant toward any person or persons not a party to this Agreement including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

H. LIMITATION OF LIABILITY

To the fullest extent permitted by law, and notwithstanding any other provision of this agreement, the **liability of the Consultant**, his agents, employees and subcontractors, for Client's claims of loss, injury, death, or damage including without limitation, Client's claims of contribution and indemnification with respect to third-party claims, **shall not exceed**, in the aggregate under this agreement, **the total sum of \$100,000**, for claims arising out of professional negligence, including errors, omissions or other professional acts, and including unintentional breach of contract.

I. WORK INVOLVING ASBESTOS OR HAZARDOUS WASTE MATERIALS

It is acknowledged that the Consultant's scope of services does not include any services related to asbestos, hazardous, or toxic materials. In the event the Consultant or any other party encounters asbestos, hazardous, or toxic materials at the jobsite, or should it become known in any way that such materials may be present at the jobsite or on any adjacent areas that may affect the performance of the Consultant's services, the Consultant may, at his option and without liability for consequential or any other damages, suspend performance of services on the project until the Client obtains, under separate Agreement or means, appropriate professional services and/or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrant that the jobsite is in full compliance with applicable laws and regulations.

J. INDEPENDENT PROFESSIONAL

The Consultant agrees to conduct himself as an independent professional, that he will neither hold himself out as nor claim to be an officer or employee of the Client, and that he will not make any claim, demand or applications to or for any right or privilege applicable to an officer or employee of the Client, including, but not limited to, Worker's Compensation coverage, unemployment insurance benefits or Social Security coverage.

K. SUCCESSORS AND ASSIGNS

The Client and the Consultant each binds himself and his partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Agreement. Neither the Client nor the Consultant shall assign, sublet or transfer his interest in this Agreement without the written consent of the other.

INITIALS:

Tisdell: AST

Client: _____

L. MEANS, METHODS AND SAFETY

The Consultant shall not be responsible for the means, methods, procedures, techniques, or sequences of construction or safety on the job site. The Consultant shall not be responsible for any contractor's failure to carry out the work in accordance with the Contract Documents.

M. DESIGN WITH LIMITED CONSTRUCTION REVIEW

It is agreed that the professional services of the Consultant do not extend to or include the extensive review or site observation of the Contractor's work or performance. It is further agreed that **the Client will defend, indemnify and hold harmless the Consultant** from any claim or suit whatsoever, including but not limited to all payments, expenses, or costs involved, arising from or alleged to have arisen from the Contractor's performance or the failure of the Contractor's work to conform to the design intent and the contract documents. The Consultant agrees to be responsible for his own or his employees' negligent acts, errors, or omissions.

N. PERMITS/APPROVALS

The Consultant will assist the Client in applying for and obtaining permits and approvals normally required by law. This assistance shall not extend, however, to the preparation of research studies, special documentation, or special tests without written authorization. Such services, unless specifically identified in the scope of services, shall be compensated for as additional services. Obtaining of permits and/or approvals is not guaranteed.

O. ALTERATION DISCLAIMER

Inasmuch as the remodeling and/or rehabilitation of an existing structure requires that certain assumptions be made regarding existing conditions, and because some of these assumptions cannot be verified without expending substantial sums of additional money, or causing inappropriate damage to otherwise adequate or serviceable portions of the structure, the Client agrees that, except for negligence on the part of the Consultant, **the Client will hold harmless and indemnify the Consultant** for and against any and all claims, damages, awards, and costs of defense arising out of the professional services under this Agreement for Consulting Services.

P. INVOICES

The Consultant will submit invoices to the Client on a monthly basis with a final bill upon completion of services. **Payment is due upon presentation** of invoice and Client may be granted a 30-day grace period to record and arrange payment.

Invoices are past due **thirty (30) days from invoice date**, at which time **the Consultant may suspend work** and take other appropriate actions until all current charges are paid.

The Client agrees to pay a finance charge of one and one-half percent (1-1/2%) per month on past due accounts. The Client will be liable for all court costs, disbursements, and reasonable attorney's fees incurred by the Consultant in the collection of any outstanding invoices.

INITIALS:

Tisdell: AST

Client: _____

Q. ALTERNATIVE DISPUTE RESOLUTION (ADR)

Any claim, dispute, or controversy arising out of or in relation to the performance, interpretation, application, or enforcement of this Agreement, including, but not limited to, breach thereof, shall be referred to mediation under the then current Construction Industry Mediation Rules of the American Arbitration Association prior to any recourse to arbitration or a judicial forum.

R. UNAUTHORIZED CHANGES

In the event the Client consents to, allows, authorizes, or approves of changes to any plans, specifications, or other construction documents, and these changes are not approved in writing by the Consultant, the Client recognizes that such changes and the results thereof are not the responsibility of the Consultant. Therefore, **the Client agrees to release the Consultant from any and all liability** arising from the construction, use or result of such changes. In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any damage, liability, or cost (including reasonable attorney's fees and costs of defense) arising from such changes, except only those damages, liabilities, and costs arising from the sole negligence of the Consultant.

S. TERMINATION

This Agreement may be terminated by either party by seven days' written notice. If this Agreement is so terminated, the Consultant shall be paid for services performed on the basis of his reasonable estimate of the portion of work completed prior to termination. In the event of any termination, the Consultant shall be paid all terminal expenses resulting therefrom, plus payment for services then due.

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INITIALS:

Tisdell: ASTJ

Client: _____

**VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES
RESOLUTION AUTHORIZING
THE PURCHASE OF AN EXCAVATOR**

SUBJECT: Equipment Reserve Utilization for
Pisgah Snow Groomer

FOR AGENDA OF 7-9-18

DEPT OF ORIGIN: JOHN SWEENEY

BILL # 74-2018

DATE SUBMITTED: 7-5-18

EXHIBITS: Cost Est Snow groomer

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
\$25,000.00

AMOUNT
BUDGETED: \$0.00

APPROPRIATION REQUIRED:
\$25,000.00

SUMMARY STATEMENT

This resolution will approve the repairs to the 2001 Snow Groomer at Mt Pisgah. Currently the engine is experiencing low oil pressure and using @ 1 Gallon of Antifreeze and hour. Additional Replacements of Ice Spikes, Engine Coupler Drive Plate and Brake assembly are also being replaced due to failures. Head Mechanic Wayne Voudren has requesting \$25,000 from the equipment reserve for repairs. This resolution gives approval for appropriating Funds not to exceed \$25,000.00 from the Equipment Reserve, which is subject to a 30 day Permissive Referendum.

RECOMMENDED ACTION

APPROVAL OF RESOLUTION.

MOVED BY: _____ SECONDED BY: _____

VOTE ON ROLL CALL:

MAYOR RABIDEAU
TRUSTEE LITTLE
TRUSTEE MURPHY
TRUSTEE SHAPIRO
TRUSTEE VANCOTT

**VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES
RESOLUTION AUTHORIZING
THE PURCHASE OF AN EXCAVATOR**

WHEREAS, the Village of Saranac Lake established an Equipment Reserve for the Replacement and Repair of large vehicles.

WHEREAS, the Equipment Reserve is Subject to Permissive Referendum for utilization of the funds.

WHEREAS, authorizes the Village Treasurer to appropriate funds from the Equipment Reserve not to exceed \$25,000.00 for repairs to the 2001 Snow Groomer

NOW, THEREFORE BE IT RESOLVED, authorization is hereby given to the Treasurer to increase the 2018-2019 appropriations not to exceed \$25,000.00

BE IT FURTHER RESOLVED, that the Village Board approves the utilization of The Equipment Reserve for repairs to the 2001 Snow Groomer for the, not to exceed \$25,000.000.

BE IF FURTHER RESOLVED, the Village Clerk is authorized to make public notice for the intended use of that reserve subject to Permissive Referendum.

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: SEQR TYPE I NEGATIVE DECLARATION Date: 7-9-18

DEPT OF ORIGIN: Village Manager Bill: 74-2018

DATE SUBMITTED: 6-20-18 EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED:

AMOUNT
BUDGETED

APPROPRIATION
REQUIRED:

Resolution to issue a Negative Declaration for purposes of SEQR regarding a proposed Development Code amendment

MOVED BY: _____ SECONDED BY: _____

VOTE ON ROLL CALL :

MAYOR RABIDEAU _____

TRUSTEE LITTLE _____

TRUSTEE MURPHY _____

TRUSTEE SHAPIRO _____

TRUSTEE VAN COTT _____

Date: 6/20/2018

**RESOLUTION
OF THE
VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES**

SUBJECT: RESOLUTION RECOGNIZING TYPE I SEQR ACTION

WHEREAS, the Village of Saranac Lake Board of Trustees hereinafter referred to as the “Board”, has public safety concerns with regard to development and building as a result of noteworthy physical constraints and environmental conditions in an area of the Village situated within Development Code District H-2 and the southerly portion of Development Code District I; and

WHEREAS, in consideration of the circumstances as described above the Board is proposing to amend the Village of Saranac Lake Development Code; and

WHEREAS, the Board must evaluate all proposed actions submitted to it for its consideration that may affect the environment in light of the State Environmental Quality Review Act (“SEQR”) and the regulations promulgated thereunder, and

WHEREAS, the required environmental assessment will be conducted by the Board; and

WHEREAS, the Board desires to serve and act as the lead agency for the purposes of SEQR; and

WHEREAS, this project is a Type I action for the purposes of SEQRA as it adopts changes in allowable uses within district H-2 and I; and;

NOW, THEREFORE, BE IT RESOLVED, the Board makes the following findings and determinations with respect to the proposed project:

- (1) That the proposed Development Code amendment has been determined not to have a significant impact on the environment and a negative declaration is issued.
- (2) This resolution shall take effect immediately.

MOTION: _____

SECOND: _____

Approved/Denied on Roll Call as follows:

_____	Yes/No

Resolution – Passed/Failed

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: 2018 Revision of the Village of Saranac Lake Development Code		
Project Location (describe, and attach a general location map): 39 Main Street, Suite 9, Saranac Lake, NY 12983, Essex County and Franklin County		
Brief Description of Proposed Action (include purpose or need): The action is the Village Board of Trustees adoption of a revision to Districts H2 and I of the Village of Saranac Lake Development Code. The area of District H-2 will be expanded and the area of District I will be reduced to revise the form of regulation over areas that have steep slope and other environmental sensitivity. Schedule #1 of the Development Code will be revised to reflect more appropriate review of allowed uses within the H-2 District in consideration of the noted steep slope and other environmental sensitivity. A copy of a map illustrating the proposed change to the Development Code District Map is attached to this EAF.		
Name of Applicant/Sponsor: Village of Saranac Lake		Telephone: 518-891-4150
		E-Mail: ceo2@saranaclakeny.gov
Address: 39 Main Street, Suite 9		
City/PO: Saranac Lake	State: New York	Zip Code: 12983
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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	Village of Saranac Lake Board of Trustees	7/9/18
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Essex County Planning Board	6/11/18
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

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. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
H-2 and I

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? H-2

C.4. Existing community services.

a. In what school district is the project site located? Saranac Lake Central School District

b. What police or other public protection forces serve the project site?
Village of Saranac Lake Police, NYS police

c. Which fire protection and emergency medical services serve the project site?
Saranac Lake Volunteer Fire Department

d. What parks serve the project site?
Mt. Pisgah Park

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? Yes 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? Yes 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? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes 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.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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: _____ 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: _____ gallons/minute.

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

i. Total anticipated liquid waste generation per day: _____ 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): _____

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?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 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)?

 • 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: _____
 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: _____

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

 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: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • 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:

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:

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 Covertypes	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? _____ feet

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

c. Predominant soil type(s) present on project site: _____ %
_____ %
_____ %

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

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % 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 _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ 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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<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 type="checkbox"/> Yes <input type="checkbox"/> No</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 type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</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 type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

<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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>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 type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>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 type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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 Village of Saranac Lake Board of Trustees Date 6/20/18

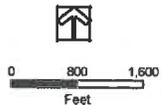
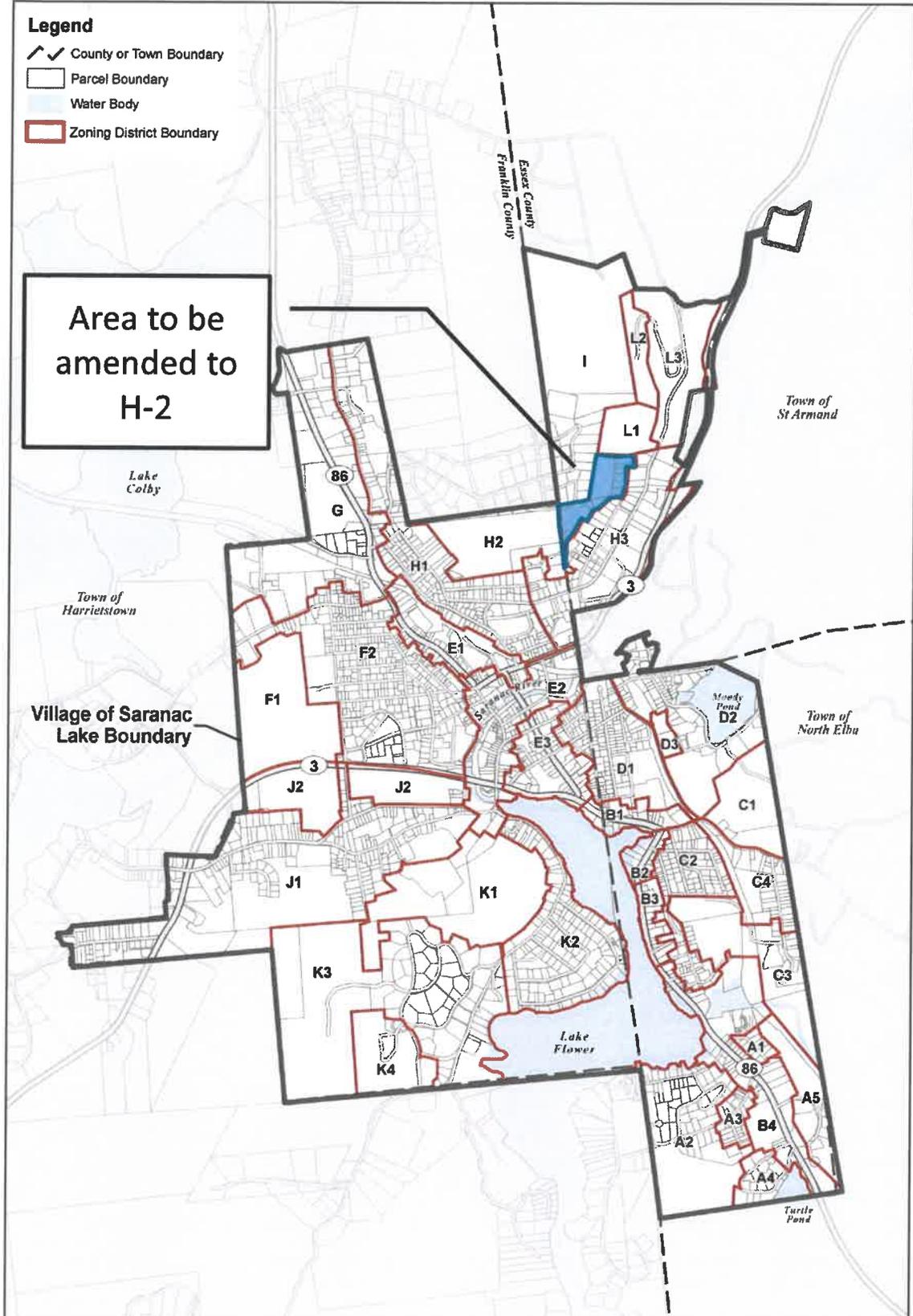
Signature Paul Blaine Title Development Code Administrator

PRINT FORM

Legend

-  County or Town Boundary
-  Parcel Boundary
-  Water Body
-  Zoning District Boundary

Area to be amended to H-2



**Village of Saranac Lake
Zoning Map**


The LA GROUP
Project 2017056
Date 08/07/2017

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)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	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. E.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 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 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 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 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 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 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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input 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. NO YES
 (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.

	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. NO YES
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	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 type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input 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 type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

NO

YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	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.)

NO

YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	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 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 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 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 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input 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 checked="" type="checkbox"/> NO	<input 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic 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 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. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input 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 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 type="checkbox"/> <input 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 type="checkbox"/> <input 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 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 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 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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: <u>N/A</u>		<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.)
 If "Yes", answer questions a - e. If "No", go to Section 12.

NO 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input 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)
 If "Yes", answer questions a - c. If "No", go to Section 13.

NO 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.
(See Part 1. D.2.j)

NO YES

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.
(See Part 1. D.2.k)

NO YES

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: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)

NO YES

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.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

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: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</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'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 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 type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</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 replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input 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 type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Project : Date :

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.

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

N/A

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Saranac Lake Board of Trustees 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: 2018 Revision of the Village of Saranac Lake Development Code4

Name of Lead Agency: Village of Saranac Lake Board of Trustees

Name of Responsible Officer in Lead Agency: Clyde Rabideau

Title of Responsible Officer: Mayor of the Village of Saranac Lake

Signature of Responsible Officer in Lead Agency:

Date: 07/09/18

Signature of Preparer (if different from Responsible Officer)

Paul Blaine

Date: 06/20/18

For Further Information:

Contact Person: Paul Blaine

Address: 39 Main Street, Saranac Lake, NY 12983

Telephone Number: 518-891-4150 ext. 236

E-mail: ceo2@saranaclakeny.gov

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>

PRINT FULL FORM

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: LWRP DETERMINATION

Date: 7-9-18

DEPT OF ORIGIN: Village Manager

Bill: 75- 2018

DATE SUBMITTED: 6-20-18

EXHIBITS: _____

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED:

AMOUNT
BUDGETED

APPROPRIATION
REQUIRED:

Resolution to find the proposed Development Code amendment consistent and in accordance with the goals and objectives of LWRP policies and standards

MOVED BY: _____ SECONDED BY: _____

VOTE ON ROLL CALL :

MAYOR RABIDEAU _____

TRUSTEE LITTLE _____

TRUSTEE MURPHY _____

TRUSTEE SHAPIRO _____

TRUSTEE VAN COTT _____

**RESOLUTION
OF THE
VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES**

SUBJECT: RESOLUTION CONSIDERING LOCAL WATERFRONT REVITALIZATION PLAN

WHEREAS, the Village of Saranac Lake Board of Trustees hereinafter referred to as the "Board", has public safety concerns with regard to development and building as a result of noteworthy physical constraints and environmental conditions in an area of the Village situated within Development Code District H-2 and the southerly portion of Development Code District I; and

WHEREAS, in consideration of the circumstances as described above the Board is proposing to amend the Village of Saranac Lake Development Code; and

WHEREAS, the Board must evaluate all proposed amendments in relation to the goals and objectives of the LWRP; and

WHEREAS, the required evaluation will be conducted by the Board; and

NOW, THEREFORE, BE IT RESOLVED, the Board makes the following findings and determinations with respect to the proposed project:

- (1) That the proposed Development Code amendment has been determined to be consistent and in accordance with the goals and objectives of LWRP policies and standards
- (2) This resolution shall take effect immediately.

MOTION: _____

SECOND: _____

Approved/Denied on Roll Call as follows:

_____	Yes/No

Resolution – Passed/Failed



Village of Saranac Lake

Community Development Department
 3 Main Street
 Saranac Lake, NY 12983
 Phone (518) 891-0490
 Fax (518) 891-5928
www.saranaclakeny.gov

VILLAGE OF SARANAC LAKE WATERFRONT ASSESSMENT FORM (WAF)

Section A. Instructions

Instructions: Applicants or, in the case of direct actions, Village agencies, shall complete this WAF for proposed actions which are subject to the LWRP consistency review law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the Village's Local Waterfront Revitalization Program.

Before answering the questions in Section C, the preparer of this form should review the policies and explanations of policy contained in the Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the Village of Saranac Lake Offices, 3 Main Street, Saranac Lake, NY 12983 or online at www.saranaclakeny.gov. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the waterfront area.

If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the LWRP policy standards and conditions contained in the consistency review law. Thus, the actions should be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent to the maximum extent practicable with the LWRP policy standards and conditions. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

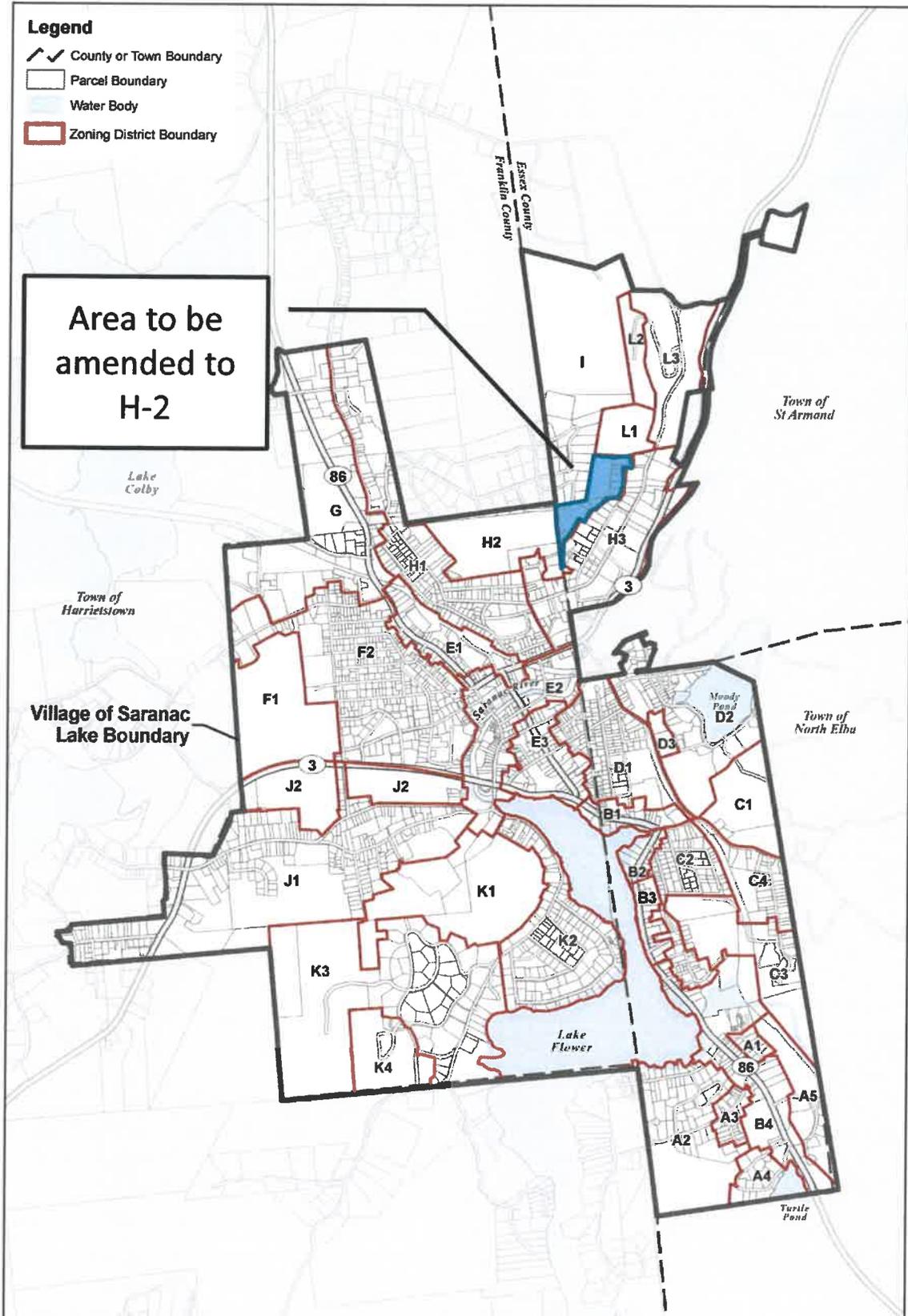
SECTION B. Description of Site and Proposed Action

1. Name of applicant: Village of Saranac Lake		3. Telephone Number: 518-891-4150	
2. Mailing address: 39 Main St		5. Tax Map # (s): N/A	
4. Location of action: see attached map		7. Present land use(s): undeveloped, single family, multi family	
6. Size of site: 45+/- acres		9. Percentage of site which contains slopes of 15% or greater: 85%	
8. Present zoning classification: H-2, I		10. Type of action (check appropriate response) <input checked="" type="checkbox"/> Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) <input type="checkbox"/> Financial assistance (e.g. grant, loan, subsidy) <input type="checkbox"/> Permit, approval, license, certification <input checked="" type="checkbox"/> Agency undertaking action: Village of Saranac Lake	
11. Streams, lakes, ponds, or wetlands existing within or continuous to the project area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, Waterbody Name: _____ Waterbody Size (in acres): _____			
12. Describe nature and extent of action: Development Code amendment			
13. Describe any unique or unusual land forms on the project site (i.e. bluffs, ground depressions, other geological formations): STEEP SLOPES			
14. Will the action be directly undertaken, require funding, or approval by a State or Federal Agency? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, which State or Federal Agency? _____			

Legend

-  County or Town Boundary
-  Parcel Boundary
-  Water Body
-  Zoning District Boundary

**Area to be
amended to
H-2**



**Village of Saranac Lake
Zoning Map**


Project 2017056
Date 08/07/2017

SECTION C. Waterfront Assessment (To be completed by reviewing agency)

	YES	NO
1. Will the proposed action have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources	<input type="checkbox"/>	<input type="checkbox"/>
(b) Scenic quality of the waterfront environment?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Development of future, or existing water dependent uses?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Stability of the shoreline?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Existing or potential public recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Structures, sites or districts of historic, archeological or cultural significance to the Village, State or nation?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action involve or result in any of the following:	YES	NO
(a) Physical alteration of land along the shoreline, land under water or coastal waters?	<input type="checkbox"/>	<input type="checkbox"/>
(b) Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Mining, excavation, filling or dredging?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Reduction of existing or potential public access to or along the shore?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Sale or change in use of publicly-owned lands located on the shoreline or under water?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Development within designated flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Development on a natural feature that provides protection against flooding or erosion?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Diminished surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Removal of ground cover from the site?	<input type="checkbox"/>	<input type="checkbox"/>
3. Project:	YES	NO
(a) If a project is to be located adjacent to shore:		
(1) Will water-related recreation be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(2) Will public access to the shoreline be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Does the project require a waterfront site?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it supplant a recreational or maritime use?	<input type="checkbox"/>	<input type="checkbox"/>
(5) Do essential public services and facilities presently exist at or near the site?	<input type="checkbox"/>	<input type="checkbox"/>
(6) Is it located in a flood prone area	<input type="checkbox"/>	<input type="checkbox"/>
(7) Is it located in an area of high erosion	<input type="checkbox"/>	<input type="checkbox"/>
(b) If the project site is publicly owned:		
(1) Will the project protect, maintain and/or increase the level and types of public access to water-related recreation resources and facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(2) If located in the foreshore, will access to those and adjacent lands be provided?	<input type="checkbox"/>	<input type="checkbox"/>
(3) Will it involve the siting and construction of major energy facilities?	<input type="checkbox"/>	<input type="checkbox"/>
(4) Will it involve the discharge of effluents from major steam electric generating and industrial facilities into a waterway	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project site presently used by the community as an open space or recreation area?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Does the present site offer or include scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input type="checkbox"/>
(e) Will the surface area of any waterways or wetland areas be increased or decreased by the proposal?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Will the project involve any waste discharges?	<input type="checkbox"/>	<input type="checkbox"/>
(g) Does the project involve surface or subsurface liquid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>
(h) Does the project involve transport, storage, treatment or disposal of solid waste or hazardous material?	<input type="checkbox"/>	<input type="checkbox"/>
(i) Does the project involve shipment or storage of petroleum products?	<input type="checkbox"/>	<input type="checkbox"/>
(j) Does the project involve discharge of toxics, hazardous substances or other pollutants?	<input type="checkbox"/>	<input type="checkbox"/>
(k) Will the project affect any area designated as a freshwater wetland?	<input type="checkbox"/>	<input type="checkbox"/>
(l) Will the project alter drainage flow, patterns or surface water runoff on or from the site	<input type="checkbox"/>	<input type="checkbox"/>
(m) Will best management practices be utilized to control storm water runoff into waterways?	<input type="checkbox"/>	<input type="checkbox"/>
(n) Will the project cause emissions which exceed Federal or State air quality standards or generate significant amounts of nitrates or sulfates?	<input type="checkbox"/>	<input type="checkbox"/>

SECTION D. Remarks or Additional Information

For questions answered "Yes" in Section C, explain methods you will undertake to reduce adverse effects. Review the LWRP to see if the project is consistent with each policy. List policies the project is not consistent with and explain all mitigating actions. Add any additional sheets necessary to complete this form.

The proposed Steep Slope Standards provide regulation for appropriate development which will reduce adverse effects to scenic views important to the Village of Saranac Lake.

SECTION E. Preparer Information

Preparer's Name (Please print): Paul Blaine

Title: Development Code Administrator

Organization Name: Village of Saranac Lake

Phone Number: 518-891-4150 ext. 236

Signature: Paul Blaine

Date: 6/20/18

SECTION F. Determination of LWRP Consistency (To be completed by the Planning Board)

The Village of Saranac Lake Planning Board finds that the above referenced project is:

- consistent with LWRP policy standards and conditions.
 not consistent with LWRP policy standards and conditions and shall not be undertaken.

Clyde Rabideau, Mayor

Print Name

7/9/18

Signature

Date

**Business of the Village Board
Village of Saranac Lake**

SUBJECT: DEVELOPMENT CODE AMENDMENT

Date: 7-9-18

DEPT OF ORIGIN: Village Manager

Bill: 76 2018

DATE SUBMITTED: 6-20-18

EXHIBITS:

- Exhibit 'A'
- Definitions
- H-2 Steep Slope Standards
- Use Table page 1-3
- Zoning Map

APPROVED AS TO FORM:

Village Attorney

Village Administration

EXPENDITURE
REQUIRED:

AMOUNT
BUDGETED

APPROPRIATION
REQUIRED:

Resolution to amend the Village of Saranac Lake Development Code

MOVED BY: _____ SECONDED BY: _____

VOTE ON ROLL CALL :

MAYOR RABIDEAU _____

TRUSTEE LITTLE _____

TRUSTEE MURPHY _____

TRUSTEE SHAPIRO _____

TRUSTEE VAN COTT _____

**RESOLUTION
OF THE
VILLAGE OF SARANAC LAKE BOARD OF TRUSTEES**

SUBJECT: RESOLUTION AMENDING THE VILLAGE OF SARANAC LAKE DEVELOPMENT CODE

WHEREAS, the Village of Saranac Lake Board of Trustees hereinafter referred to as the "Board", has public safety concerns with regard to development and building as a result of noteworthy physical constraints and environmental conditions in an area of the Village situated within Development Code District H-2 and the southerly portion of Development Code District I; and

WHEREAS, the Board has received draft Village Development Code amendments with input from the Village Development Board and staff; and

WHEREAS, in consideration of the circumstances as described above the Board needs to amend the boundaries of zoning district H-2 and I of the Village Development Code Zoning Map Section 106 attachment 3:1, add Section 106-104.A. District H-2 Steep slope standards, revise or add Definitions Section 106-6, amend Schedule 1 Allowed Uses Section 106 attachment 1 pages 1-3; and

WHEREAS, the Board has reviewed the proposed amendment for purposes of the State Environmental Quality Review Act (SEQRA) and determined that a negative declaration should be issued with respect to the proposed action; and

WHEREAS, the Board has reviewed the proposed amendment in regard to the Local Waterfront Revitalization Program and found it consistent and in accordance with the goals and objectives of the LWRP policies and standards; and

NOW, THEREFORE, BE IT RESOLVED, the Board makes the following findings and determinations with respect to the proposed project:

- (1) The Village of Saranac Lake Board of Trustees amends the Development Code with changes as set forth in Exhibit 'A'.
- (2) The amendment will become effective upon filing with the Secretary of State.

MOTION: _____

SECOND: _____

Approved/Denied on Roll Call as follows:

_____ Yes/No
 _____ Yes/No
 _____ Yes/No

_____ Yes/No
_____ Yes/No

Resolution – Passed/Failed

Exhibit "A"

Village of Saranac Lake Development Code amendments

1. Section 106-6; Revised or New Definitions
2. Section 106-104 A; Add District H-2 Steep slope standards
3. Section 106 attachment 1:1 and 1:2; Amend Schedule 1 Allowed Uses for District H-2
4. Section 106 attachment 3:1; Amend boundaries of the Village of Saranac Lake Zoning Map, Zoning Districts H-2 and I.

§ 106-6 Definitions.

Revised or New Definitions:

CONTOUR INTERVAL

The change in elevation represented by the space between two adjacent topographic "rings" on a topographic map

DIAMETER AT BREAST HEIGHT (DBH)

The diameter of a tree trunk measured at a point four and one half (4.5) feet above ground level

DISTURBANCE

Any physical activity which results in the modification of topography by cutting or filling, stripping of topsoil, and/or placing of physical structures or improvements thereon.

MODERATELY STEEP SLOPES

Are those areas of land where the grade is 15 percent to 25 percent.

STEEP SLOPES

Are those areas of land where the grade is 15 percent or greater.

VERY STEEP SLOPES

Are those areas of land where the grade is greater than 25 percent

§ 106-104. A. District H-2 Steep slope standards.

- A. Purpose. The purpose of this Section is to provide for reasonable use of steep slopes in the H-2 District while ensuring development will not induce soil erosion, require excessive grading, increase slope instability, or create sewage disposal problems and shall be in conformance with the following objectives:
- (1) Guard against property damage and personal injury, and minimize the potential for erosion, slope failure, stream siltation, increased runoff, flooding and contamination of surface waters caused by the adverse effects of site preparation and construction on steep slopes;
 - (2) Conserve existing woodlands for air quality, water quality and ecological benefits;
 - (3) Protect the historic and environmental character of the area;
 - (4) Permit land uses by right that are compatible with protection of steep slope areas, and encourage the use of steep slope areas for open space and conservation uses;
 - (5) Require development to avoid steep slope areas wherever possible, and require all land use, clearing, grading, and construction to satisfy development standards;
 - (6) Regulate expansion of land use or development that existed on steep slope areas prior to enactment of these requirements; and
 - (7) Protect adjoining properties from harmful consequences of development permitted under these requirements.
- B. Areas of steep slope shall be further divided into the following two categories;
- (1) Moderately steep slope; and
 - (2) Very steep slope.
- C. Applicability. All land use activities encompassing an area of steep slope are considered to be major projects and shall, prior to the issuance of a building permit or a certificate of occupancy; receive approval of a special use permit from the Development Board pursuant to the standards and procedures set forth in Article XII.
- D. General provisions. For any lot or portion thereof within an area of steep slope the following regulations shall take precedence over the regulations of the district in which the lot is located:
- (1) Moderately steep slopes. No more than 30 percent of moderately steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed;
 - (2) Very steep slopes. No more than 15 percent of very steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed. In addition, the disturbance permitted on very steep slopes shall be limited to the following activities:
 - [1] Selective tree removal, when conducted in compliance with § 106-97 A. Clear-cutting or grubbing of trees is prohibited on very steep slopes.
 - [2] Grading for the minimum portion of a road or driveway necessary for access to the principal use and sewer, water and other utility lines when it can be demonstrated that no other routing is feasible.

- (3) The dimensional standards for the H-2 District in terms of yard setbacks and building height remain in effect. Lot coverage and minimum lot size standards and limits of disturbance for the underlying District shall be superseded by the standards set forth in this Section;
 - (4) The minimum lot size for lots where the disturbance is proposed within areas of steep slope shall be one acre;
 - (5) All uses, activities and development occurring within any steep slope area shall be undertaken only in strict compliance with the provisions of this Section, with all federal and state laws, and with all other applicable Village codes and laws;
 - (6) Finished slopes of all cuts and fills shall not exceed 33 percent, unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately to the satisfaction of the Development Board. The Development Board may consult with the Village Engineer or an engineer of their choice to determine the adequacy of the slope stabilization proposed;
 - (7) All cuts shall be supported by retaining walls and comply with the requirements of § 106-91. E. Depending upon the nature of the soil characteristics, such retaining walls are to be reviewed and approved by the Village Engineer or an engineer selected by the Development Board;
 - (8) Any fill placed on the lot shall be properly stabilized and, when found necessary depending upon existing slopes and soil types, supported by retaining walls or other appropriate structures as approved by the Village Engineer or an engineer selected by the Development Board;
 - (9) Any disturbance of steep slopes shall be completed within one construction season, and stabilization measures (temporary and/or permanent) in disturbed areas shall comply with stormwater control measures as specified in Article XVIII. Stormwater Control;
 - (10) No trees with a diameter at breast height (DBH) of eight (8) inches or more shall be removed from steep slope areas and other clearing shall comply with the requirements of § 106-97. A;
 - (11) The alignment of roads and driveways shall follow the natural topography, minimize regrading and comply with design specifications of § 106-128;
 - (12) The maximum grade of a road or driveway shall not exceed ten percent (10%).
- E. Application Standards. To ensure compliance with the resource protection standards in areas of steep slope as specified in this Section, the following information shall be submitted by the applicant when applying for special use permit.
- (1) Delineation of steep slope areas. For the purpose of application of these regulations, slope shall be measured over three or more two-foot contour intervals (six cumulative vertical feet of slope.) All slope measurements shall be determined by a topographic survey signed and sealed by a licensed surveyor or engineer.
 - (2) The plan depicting the areas of steep slope and any proposed uses shall be prepared by a professional engineer, landscape architect, and/or surveyor and licensed by the NYS Department of Education. The plan as submitted shall accurately delineate the areas of moderately steep slope and/or very steep slope, the proposed use(s), and a topographical survey with contour elevations at no greater than 2-foot intervals, where feasible;

- (3) A separate plan depicting and quantifying the proposed modifications to the existing topography and vegetative cover;
- (4) The use of storm water control devices and erosion control measures as specified in Article XVIII;
- (5) Specifications for building construction and materials, including filling, grading, storage of materials, and water supply and sewerage facilities;
- (6) Documentation of any additional engineering and/or conservation techniques designed to alleviate environmental problems that may be created by the proposed activities; in compliance with municipal sedimentation and erosion control regulations;
- (7) Written confirmation from the Saranac Lake Volunteer Fire Department that emergency access is satisfactory to provide adequate fire protection.

DEVELOPMENT CODE

Village of Saranac Lake - Unified Development Code:
Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35		
	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3		
Residential																																					
1 Community House																																					
2 Dwelling, Manufactured Home	A																																				
3 Dwelling, Multi-Family					SP	SP																															
4 Dwelling, Single Family	P	P	P	P	P																																
5 Dwelling, Townhouse	SP	SP	SP		SP	SP																															
6 Dwelling, Two Family	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
7 Group Home	P	P	P	P	P																																
8 Manufactured Home Community	SP																																				
9 Rooming House					SP	SP																															
Public/Institutional																																					
1 Assisted Living Residence					SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																	
2 Athletic Facility					SP																																
3 Cemetery																																					
4 Club/Lodge					SP	SP																															
5 College, Private					SP	SP																															
6 Community Garden, Up to One (1) Acre	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
7 Community Garden, Over One (1) Acre	SP	SP	SP	SP	SP																																
8 Garage, Public Parking					SP																																
9 Government Office					SP																																
10 Hospital																																					
11 Library																																					
12 Multi-Modal Trail	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																					
13 Museum					SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																
14 Nursing/Convalescent Home					SP																																
15 Park	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																					
16 Parking Lot, Public					SP	SP																															
17 Place of Worship					SP	SP	SP																														
18 Public Utility Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP																					
19 Railroad Depot																																					
20 Railway					SP																																
21 Recreation Facility, Public					SP	SP																															
22 Rehabilitation Center					SP																																
23 School																																					

Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required SP Special Use Permit Required
 Notes: 1. Residential uses in buildings within the E-2 District are not allowed on the first floor. Note: Blank cells indicate use is not permitted.

SARANAC LAKE CODE

Village of Saranac Lake - Unified Development Code:
Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34				
	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3			
1 Amusement and Recreation Services						Ⓢ	Ⓢ		Ⓢ																													
2 Antique Shop						A	A	A	A								SP	Ⓢ				Ⓢ				Ⓢ		Ⓢ								Ⓢ		
3 Agri-Business						SP	Ⓢ		Ⓢ								A	SP	A				SP				Ⓢ		Ⓢ							A	A	
4 Artisan Workshop	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	A	SP	Ⓢ	Ⓢ	Ⓢ	SP	Ⓢ	SP	SP			Ⓢ	A	A										
5 Arts Spaces	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	A	SP		Ⓢ	Ⓢ	Ⓢ	SP	Ⓢ	SP	SP			Ⓢ	A	A										
6 Automotive Dealer																																						
7 Automotive Repair/Service									SP														SP															
8 Bank						A	A	SP	A									A	SP				Ⓢ														Ⓢ	
9 Bank, Drive-Through						SP	SP	SP	SP									SP	Ⓢ				SP														Ⓢ	
10 Bed and Breakfast	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP		A	SP ¹	A	SP	SP	A	SP		Ⓢ		SP	Ⓢ	SP	SP	Ⓢ		Ⓢ	SP	SP			
11 Boat Storage, Commercial																																						
12 Building Material Supply									SP																													
13 Car wash									SP								Ⓢ	Ⓢ	Ⓢ																			
14 Cinema						SP	SP	SP	A									Ⓢ																				
15 Driving Range																																						
16 Farmer's Market						SP	SP		SP																													
17 Funeral Home						Ⓢ		Ⓢ										SP	SP	SP									Ⓢ	Ⓢ								Ⓢ
18 Gasoline Station									SP									SP	SP	SP																		Ⓢ
19 Gasoline Station/Auto Repair/Service									SP																													
20 Gasoline Station/Retail Sales									SP																													
21 Greenhouse, Commercial						Ⓢ	Ⓢ		SP			SP					Ⓢ	Ⓢ	Ⓢ	Ⓢ																	Ⓢ	
22 Hotel/Motel						SP	SP	Ⓢ	SP									SP	SP	SP																		Ⓢ
23 Housekeeping Cottage	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP		A	SP ¹	A	SP	SP	Ⓢ	SP		Ⓢ			SP	SP	SP	SP			Ⓢ	SP	Ⓢ		
24 Kennel																	Ⓢ	SP																				
25 Marina, Type I		SP				SP	SP																															
26 Marina, Type II		SP				SP	SP	SP	SP																													
27 Medical Clinic						A	A	Ⓢ	A									A	SP	A			SP						Ⓢ	Ⓢ							Ⓢ	

Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required Ⓢ Special Use Permit Required

Note: Blank cells indicate use is not permitted.

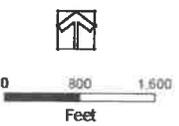
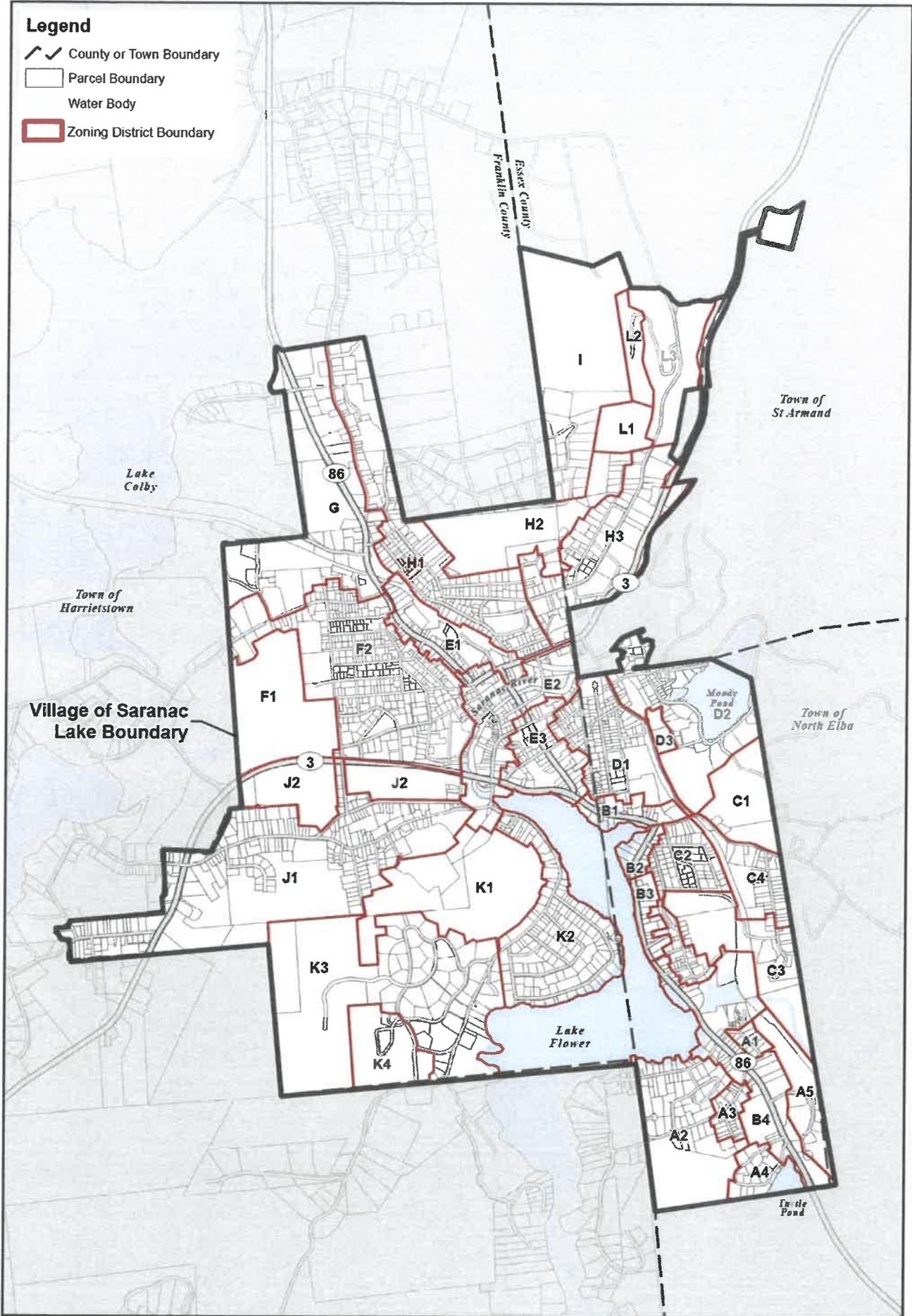
DEVELOPMENT CODE

Village of Saranac Lake - Unified Development Code:
Schedule #1 - Allowed Uses

Land Use Type:	Districts:																																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34						
	District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3					
Commercial (continued)																																								
28 Mixed Use						A	A	Ⓢ	A								A	SP	A		A																			
28 Multi-Use Building						SP		Ⓢ	SP								SP	SP	SP			Ⓢ														Ⓢ	SP			
29 Office						A	A	Ⓢ	A								A	SP	A		A																Ⓢ	SP		
30 Outdoor Storage, Type II									Ⓢ								Ⓢ																				Ⓢ	SP		
31 Personal Services						A	A	A	A								A	SP	A		A																Ⓢ	Ⓢ		
32 Recreation Facility, Private						SP	SP		SP								Ⓢ	SP	SP	SP		SP							SP								Ⓢ	SP		
33 Research and Development Facility						A	A	A	A								SP	A	SP	A		A																Ⓢ	SP	
34 Restaurant						A	A	A	A									A	SP	A		A						Ⓢ	Ⓢ									Ⓢ	SP	
35 Restaurant, Drive Through									SP									A	SP	A		A																Ⓢ	SP	
36 Restaurant, Fast Food						A	SP	SP	SP									SP	SP	SP		SP																Ⓢ	SP	
37 Retail Sales, Type I						A	A	A	A									A	SP	A		A																Ⓢ	SP	
38 Retail Sales, Type II						Ⓢ			Ⓢ									Ⓢ	Ⓢ										Ⓢ	Ⓢ									Ⓢ	SP
39 Retail Sales, Outdoors						Ⓢ	Ⓢ	Ⓢ	Ⓢ								Ⓢ	Ⓢ	Ⓢ																				Ⓢ	SP
40 Retail Store, Convenience						SP	SP		SP									SP	SP																				Ⓢ	SP
41 Sawmill																																							Ⓢ	SP
42 Self-Service Storage Facility																																							Ⓢ	SP
43 Shopping Center																																							Ⓢ	SP
44 Tavern						SP	SP	Ⓢ	SP									SP	SP	SP		Ⓢ																	Ⓢ	SP
45 Tourist Attraction						SP	Ⓢ	SP	SP									SP	SP	Ⓢ		SP																	Ⓢ	SP
46 Veterinary Clinic/Hospital						SP	SP	Ⓢ	SP									SP	SP	Ⓢ		SP																	Ⓢ	SP
Industrial																																								
1 Chemical and Petroleum Storage																																							Ⓢ	SP
2 Contractor Storage Yard																																							Ⓢ	SP
3 Heavy Equipment Repair																																							Ⓢ	SP
4 Industry, Type I																																							Ⓢ	SP
5 Industry, Type II																																							Ⓢ	SP
6 Mining						SP																																	Ⓢ	SP
7 Transfer Station																																							Ⓢ	SP
8 Warehouse																																							Ⓢ	SP
Accessory Uses																																								
For All Districts and Sub-Districts: Allowed accessory uses are those uses that are customarily subordinate and incidental to allowed principal uses.																																								
Symbol Legend: P Permitted SP Site Plan Review Required A Administrative Permit Required Ⓢ Special Use Permit Required Note: Blank cells indicate use is not permitted.																																								

Legend

-  County or Town Boundary
-  Parcel Boundary
-  Water Body
-  Zoning District Boundary



**Village of Saranac Lake
Zoning Map**


The LA GROUP
Multi-Media Group
 Project 2017006
 Date 08/07/2017