

Robert J. Busler, P.L.S., President  
Daren L. Morgan, P.L.S. (Retired)

Aziel LaFave, P.L.S. (1915-2009)  
Robert F. McGivern, P.E. (1925-2005)  
Robert C. White, P.L.S. (1934-2021)

# LaFave, White & McGivern, L.S., P.C.

LAND SURVEYORS  
THERESA - BOONVILLE

October 16, 2024

Town of Cape Vincent Zoning Board of Appeals  
1964 New York State Route 12E  
Cape Vincent, New York 13618

Re: Lot Line Adjustment  
Tax Parcels 59.12-1-34.1 and 37

Dear ZBA Members:

At the Town of Cape Vincent Planning Board meeting on October 9, 2024 I submitted a Lot Line Adjustment (LLA) application regarding tax parcels 59.12-1-34.1 and 59.12-1-37. Tax Parcel 34.1 is owned by Clobridge Living Trust, and tax parcel 37 is owned by Bonvouloir Living Trust. The properties are located in the Lake Front (LF) Zoning District.

Through the LLA application Clobridge is seeking approval to transfer a 1.71 acre portion of tax parcel 34.1 to Bonvouloir with the intent to have it merged with tax parcel 37. There is a building on the 1.71 acre parcel being transferred to Bonvouloir. Clobridge will retain a 0.75 acre portion of tax parcel 34.1 occupied by a cottage and garage.

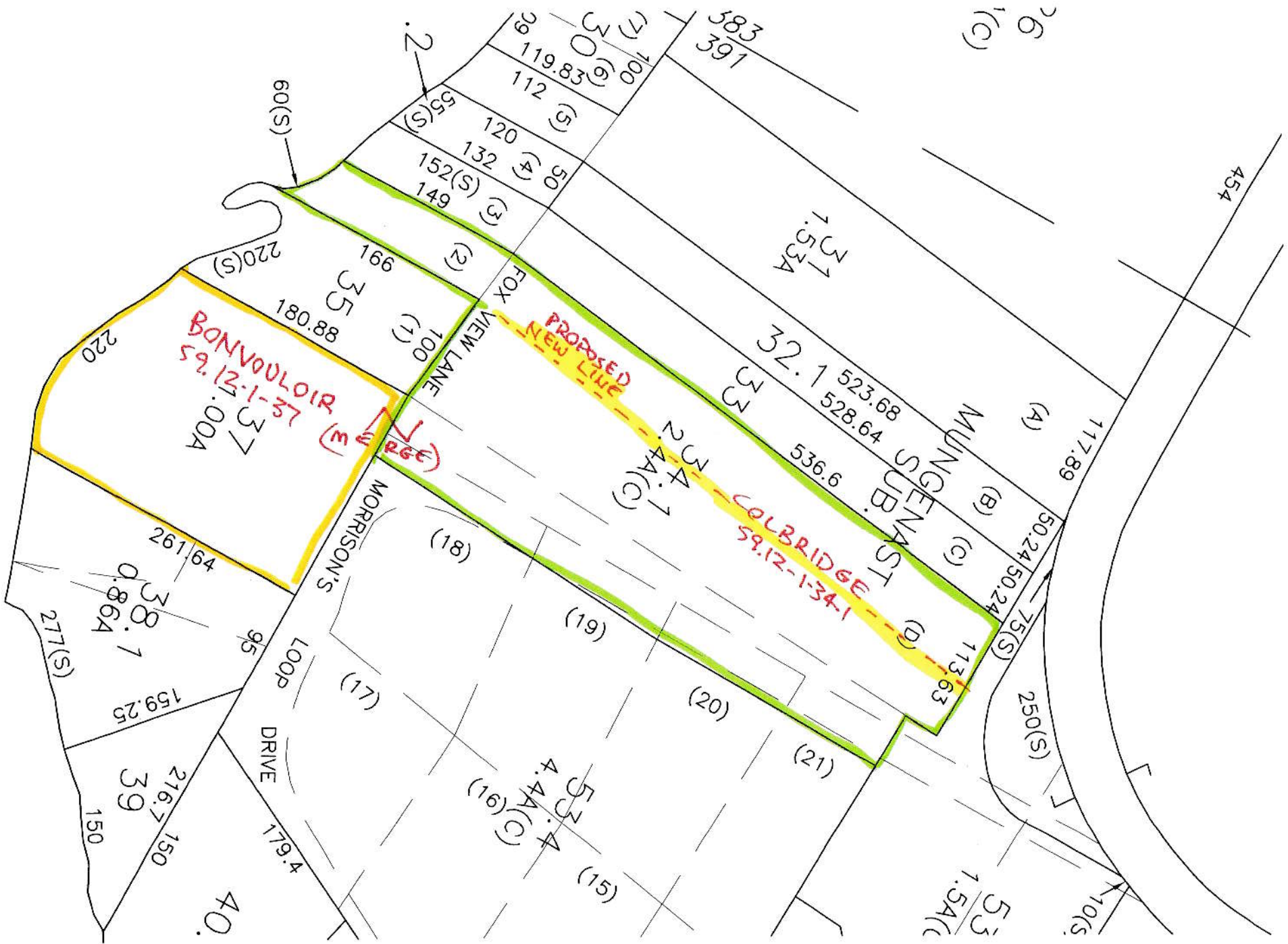
The proposed boundary line between the proposed 1.71 acre Bonvouloir parcel and the proposed 0.75 acre Clobridge parcel is located between the Clobridge garage and the Bonvoilour building. Town of Cape Vincent Zoning requires a 15' side yard setback in the LF District. There is not 30' of land located between the buildings to satisfy the side yard setback requirement for both buildings. Therefore an area variance is requested for the side yard setback for the garage located on the 0.75 acre Clobridge parcel, as shown on the accompanying sketch.

Section 520, Paragraph 3 of the Town of Cape Vincent Subdivision Law states: "Extremely elongated lots having a depth to width ratio greater than 5:1 shall be avoided". The width of the proposed 0.75 acre Clobridge parcel is 52.5 feet along Lake Ontario. In order to satisfy the 5:1 depth to width ratio requirement the maximum allowable depth is 262.5 feet. This places the rear line of the resulting cottage lot at a location that would not meet the required rear setback of 25 feet, and also creates a lot that only encompasses 0.28 acres of land which does not satisfy the minimum area requirement of 0.75 acres. Therefore an area variance is requested for a depth to width ratio of 13.3:1 in order to satisfy the minimum area requirement of 0.75 acres and the minimum rear yard setback of 25 feet.

Please let me know when this can be reviewed by the Zoning Board of Appeals and I will attend the meeting(s) to answer any questions. Please let me know if you need additional information or have any questions.



LaFave, White & McGivern, LS, P.C.  
Robert J. Busler, P.L.S.  
President



**BONVOULOIR**  
59.12-1-37  
17.37  
17.00A

**PROPOSED NEW LIFE**

**COLBRIDGE**  
59.12-1-34-1

60(S)

220(S)

220

261.64

38.1

277(S)

159.25

39

216.7

150

40.

LOOP DRIVE

179.4

MORRISON'S

(17)

100 (1)

35

180.88

99

(18)

152(S)

149

132 (4)

50 (5)

112 (5)

120 (5)

119.83 (6)

100 (7)

30 (6)

583

391

1.534

32.1

523.68

528.64

536.6

117.89

50.24

50.24

75(S)

(2)

(3)

(4)

(5)

(6)

(7)

(8)

(9)

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10.04.12  
Photo 3 of 3

# Photo for 59.12-1-34.1 in Town of Cape Vincent



**Town of Cape Vincent  
ZONING BOARD OF APPEALS  
APPLICATION**

Appeal # \_\_\_\_\_  
Date: \_\_\_\_\_

**To: Town of Cape Vincent, NY, Zoning Board of Appeals (ZBA)**

I, Ann Clobridge of 830 James Street, Apt. 114; Syracuse NY 13203  
(Name of Applicant) (Mailing Address)

Hereby appeal to the ZBA the decision of the ~~Zoning Enforcement~~ Planning Board  
~~Officer (ZEO)~~ on an application for ~~Zoning Permit #~~ Lot Line Adjustment  
dated 10/09/2024, whereby the ~~ZEO~~ did ( ) grant (  ) deny the  
above-mentioned ~~zoning permit~~. PB  
Lot Line Adjustment Application.

1. Location of the Property: 3024 Fox View Lane

2. Zoning District Lake Front Tax Map # 59.12-1-34.1

3. Provisions of the Zoning Law appealed: Section: 3. District Regulations,  
Paragraph 3.1 Lake Front Table No. 1 (Lot Requirements)

4. Setback(s): Front, Side, Rear  
(circle all that apply)

Requested Footage of Setback(s): 11.0, 11.9 and 14.6' 3' 11" and 4'

5. Justification/Reason for Variance: Insufficient land between buildings to meet  
minimum 15' side setback for both buildings.

6. Type of Appeal – Appeal is made herewith for:  
( ) An interpretation of the Zoning Law or Zoning Map  
(X ) A variance to the Zoning Law

7. Previous Appeal: A previous appeal ( ) has (X) has not been  
made with respect to this decision of the ZEO or with respect to the  
property. Such appeal(s) was (were) in the form of ( ) a requested  
interpretation ( ) a request for a variance and was (were) made in:

Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

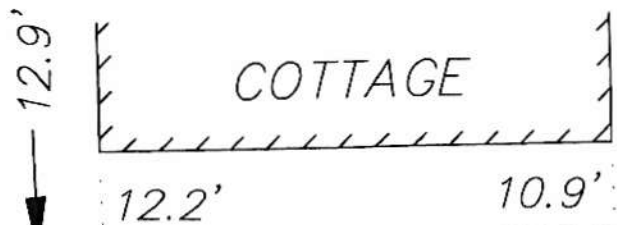
Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

Appeal # \_\_\_\_\_ Dated \_\_\_\_\_

LOT 4

LOT 3

COTTAGE



N 27°45'57" E

128.14'

LOT 2



GAZEBO



COTTAGE

S 25°48'59" W

163.74'

61.09'



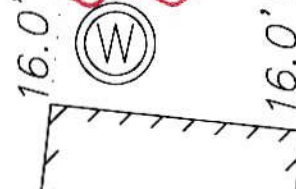
GARAGE

AREA VARIANCE FOR SIDE SETBACK (15' MIN.)

S 36



COTTAGE



BUILDING

N 36

POINT OF BEGINNING OF DESCRIPTIONS

LOT 1

37'47" W 100.00'

VIEW LANE

N 25°48'59" E 61.09'

RE

PAUL G.

TRICK G. MULLEN  
DIANA S. MULLEN

### 3. **DISTRICT REGULATIONS**

#### 3.1 **Lake Front District (LF)**

1. Intent:  
The Town recognizes that one of its most valuable, natural, and developed resources is its waterfront along Lake Ontario and the mouth of the Saint Lawrence River. To protect this land from development, other than residential, to promote and attract more high-quality residential development, and to preserve the natural and scenic environment in these areas, the Town has established a Lake Front District.
2. Lot Requirements: **(Table No.1)**

Table 1 USE	Area Minimum	Frontage Minimum	Setbacks Minimum			Height Maximum	Open Space Minimum
			Front	Side	Rear		
<b>Permitted</b>	3/4 Acre	100'	40'	15'	25'	35'	35%
<b>Pre-Existing, non-conforming</b>	Less than 3/4 acre	Less than 100'	40'	10'	25'	35'	35%
<b>Multi-family</b>	1/2 Acre/Unit	200'	40'	50'	25'	35'	35%
<b>Other Site Plan</b>	One (1) Acre	100'	40'	25'	25'	35'	35%

3. Waterfront Lot:  
Any waterfront lot must have a minimum of 100' of water frontage and 100' of rear lot width and deeded or Home Owners' Association access to be considered a buildable lot.
4. Lot Utilization Area:  
This area, bounded by the setback lines, is the only area on a lot that may be built upon. All use requirements, such as lighting etc., are measured/confirmed at the boundary of this area.
5. Lot Exclusion Area:  
This area between the lot lines and the setback lines is reserved for green space, such as lawn, landscaping and screening, and ingress and egress driveways. No structures or commercial parking are permitted within this area.
6. Lot Uses:  
The allowable uses for lots in the Lake Front District are shown in Table 8.
7. Setbacks are measured on a horizontal line from the edge of road right-of-way and/or property line as appropriate. For private roads, the measurement shall be to the edge of the roadway.

**Town of Cape Vincent  
ZONING BOARD OF APPEALS  
APPLICATION**

Appeal # \_\_\_\_\_  
Date: \_\_\_\_\_

**To: Town of Cape Vincent, NY, Zoning Board of Appeals (ZBA)**

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Hereby appeal to the ZBA the decision of the ~~Zoning Enforcement~~ Planning Board  
~~Officer (ZEO)~~ on an application for ~~Zoning Permit #~~ Lot Line Adjustment  
dated 10/09/2024, whereby the ~~ZEO~~ did ( ) grant (X) deny the  
above-mentioned ~~zoning permit~~.  
Lot Line Adjustment Application. ← PB

1. Location of the Property: 3024 Fox View Lane

2. Zoning District Lake Front Tax Map # 59.12-1-34.1

3. Provisions of the Zoning Law appealed: Section: 520,  
Paragraph 3. Extremely elongated lots having a depth to width ratio greater than 5:1 shall be avoided.

4. Setback(s): Front, Side, Rear  
(circle all that apply)  
Requested Footage of Setback(s): Actual depth:wide is 13.3:1

5. Justification/Reason for Variance: In order to meet the 5:1 depth:width ratio the depth of the cottage lot will need to be decreased and as a result will not meet the minimum 0.75 acre requirement.

6. Type of Appeal – Appeal is made herewith for:  
( ) An interpretation of the Zoning Law or Zoning Map  
(X) A variance to the ~~Zoning~~ Law  
Subdivision

7. Previous Appeal: A previous appeal ( ) has (X) has not been made with respect to this decision of the ZEO or with respect to the property. Such appeal(s) was (were) in the form of ( ) a requested interpretation ( ) a request for a variance and was (were) made in:

Appeal # \_\_\_\_\_ Dated \_\_\_\_\_  
Appeal # \_\_\_\_\_ Dated \_\_\_\_\_  
Appeal # \_\_\_\_\_ Dated \_\_\_\_\_



LAKE ONTARIO

0.28 ACRE

(MERGE)

LOCATION OF LINE IN ORDER TO ACHIEVE 5:1 DEPTH TO WIDTH RATIO PER SUBDIVISION LAW SECTION S20, PARAGRAPH 3

0.75± ACRE 13.3:1 DEPTH:WIDTH

1.71± ACRE LOT LINE ADJUSTMENT PARCEL TO BE CONVEYED TO BONVOULOR AND COMBINED WITH TAX PARCEL 59.12-1-37

**REFERENCE DEED**

BEING PART OF  
PAUL G. CLOBRIDGE II AND ANN E. CLOBRIDGE,  
A/K/A ANN C. CLOBRIDGE  
TO  
PAUL G. CLOBRIDGE, II AND ANN E. CLOBRIDGE,  
TRUSTEES UNDER THE CLOBRIDGE LIVING TRUST  
DEED DATED 12/27/2011  
RECORDED 02/07/2012  
INSTRUMENT 2012-00001778  
PART OF TAX PARCEL 59.12-1-34.1

CHRISTOPHER ROBINSON AND  
KATHRYN MARIE PENTLAND  
INSTRUMENT 2020-00010741  
TAX PARCEL 59.12-1-32.2  
LOT 4

LOT 3

COTTAGE

LOT 2

COTTAGE

GAZEBO

COTTAGE

POINT OF BEGINNING OF DESCRIPTIONS

PATRICK G. MULLEN  
AND DIANA S. MULLEN  
INSTRUMENT 2020-00010838  
TAX PARCEL 59.12-1-35

NOEL P. BONVOULOR AND  
PAMELA A. BONVOULOR,  
TRUSTEES UNDER THE  
BONVOULOR LIVING TRUST  
INSTRUMENT 2021-00005988  
TAX PARCEL 59.12-1-37

CHRISTOPHER ROBINSON AND  
KATHRYN MARIE PENTLAND  
INSTRUMENT 2020-00010741  
TAX PARCEL 59.12-1-32.1

THOMAS L. PIKE, ET AL  
LIBER 831, PAGE 333  
TAX PARCEL 59.12-1-33

PARCEL "B"

PARCEL "C"

PARCEL "D"

PARCEL "E"

REMAINING LANDS OF CLOBRIDGE  
INSTRUMENT 2012-00001778  
REMAINING PART OF  
TAX PARCEL 59.12-1-34.1

PARCEL "D"

0.633 ACRE PARCEL

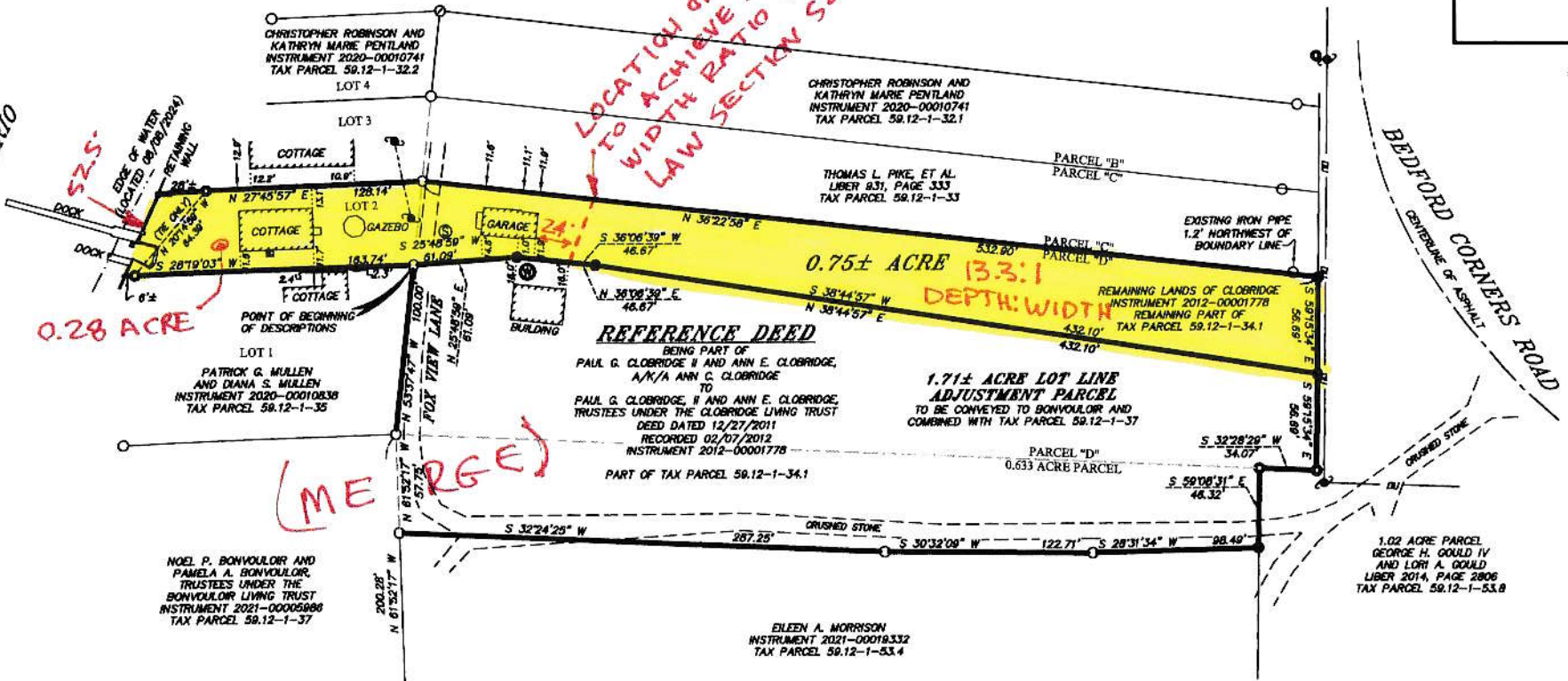
EILEEN A. MORRISON  
INSTRUMENT 2021-00018332  
TAX PARCEL 59.12-1-53.4

1.02 ACRE PARCEL  
GEORGE H. GOULD IV  
AND LORI A. GOULD  
LIBER 2014, PAGE 2806  
TAX PARCEL 59.12-1-53.8

BEDFORD CORNERS ROAD  
CENTRELINE OF ASPHALT

PROJE

TOWN OF  
AUTHORIZED



# **TOWN OF CAPE VINCENT**

## **SUBDIVISION LAW**

**August 31, 1989**

**AMENDED 1991**

**AMENDED 1993**

**AMENDED 1998**

**AMENDED 2014**

**AMENDED March 19, 2015**

**AMENDED June 15, 2017**

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4. The locations of all zoning front, side and rear yard lines; zoning district lines and the names of all applicable zones; federal floodplains; wetlands; and easements.
5. Public open spaces for which deeds are included, and those spaces title to which is reserved by the developer.
6. Lots and blocks numbered and lettered in accordance with the prevailing town practice.
7. Permanent reference monuments.
8. The words "final plat."
9. Any other specifications required by the Planning Board.

**Section 470. Final Plat—Lot-Line Adjustment**

1. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, the location and type of all monuments, and referenced corners of the tract; and shall be made and certified to by a licensed land surveyor.
2. Outline of existing structures, rights-of-way, easements, and unique features.

**Section 480. Waiver of Submission Requirements**

The Planning Board may waive any of the submission requirements above where it deems that the information is either not applicable or necessary for a particular review.

**ARTICLE 5. GENERAL DESIGN STANDARDS**

**Section 505. General**

Land to be subdivided shall be of such character that it can be used safely for development without danger to public health or safety; the subdivision plan shall be in harmony with the Comprehensive Plan and the Zoning Law for the community, and all required improvements shall be constructed and installed in conformance with Town specifications.

**Section 510. Future Re-subdivision**

Where land is subdivided into lots substantially larger than the minimum size required in the zoning district in which the subdivision is located, the lots and roads shall be laid out so as to permit future resubdivision in accordance with the requirements contained in this law.

**Section 515. Approval of Substandard Parcels**

All parcels shall comply with the provisions of the Zoning Law, except that the Planning Board may, in unique circumstances, approve parcels which are substandard in terms of size or dimension in the following circumstances:

1. where land is to be conveyed to an adjacent landowner for purposes of combination with an adjacent parcel and where the lot line separating the parcels is eliminated.
2. where land is to be used for essential facilities.

**Section 520. Lot Arrangement**

1. The lot arrangement shall be such that in constructing a building in compliance with the Zoning Law there will be no foreseeable difficulties for reasons of topography or other natural conditions, and each lot shall have a buildable area, free from development restrictions such as wetlands, federal floodplains, steep slopes, rock outcrops, or unbuildable soils.
2. All lot dimensions and areas shall conform to the requirements of the Zoning Law, except where such requirements have been modified pursuant to Article 7 (Cluster Development) of this law.

3. Extremely elongated lots having a depth to width ratio greater than 5:1 shall be avoided.
4. Side lot lines shall be approximately at right angles to straight roads or radial to curved roads. Lot lines shall generally not joint at less than a 75-degree angle or greater than a 105-degree angle. Lot lines shall be straight on large lots, except where the topography of the site would make this impractical.
5. Where a community sewage disposal system is not required, each lot shall have sufficient area so as to make adequate provision for such on-site sanitary disposal systems as are required by 10 NYCRR Appendix 75-A, Wastewater Treatment Standards – Individual Household Systems.
6. Refer to the Town of Cape Vincent current Zoning Law for other lot requirements.

#### **Section 525. Lot Access**

1. Each lot shall directly abut a public or approved private road meeting the requirements of this law, as required by Town Law Section 280-a. Lots that do not have frontage on a public road must be accessible by a private right-of-way that is a minimum of 50' wide that abuts a public road.
2. All lots shall be designed so as to allow for safe access.
3. All lots shall be designed so as to allow for the construction of driveways with a grade of 10 percent maximum within the road right-of-way.
4. Where a watercourse separates a road from abutting lots, provision shall be made for access to all lots by means of culverts or other structures.

#### **Section 530. Monuments**

Permanent monuments shall be set at the subdivision boundaries at all corners, and at such other points as required by the Planning Board. Such monuments shall be of either iron rods or pipes, or concrete.

#### **Section 535. Water Supply and Sewage Disposal**

All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the New York State and County Health Department.

#### **Section 540. Preservation of Natural Features**

Top soil moved during the course of construction shall be replaced so as to cover all areas of the subdivision and shall be stabilized by seeding and plantings. Existing vegetation should be conserved by the sub-divider where possible. Care shall be exercised in construction so as to avoid damage to existing trees and shrubs. Streams, lakes, ponds, and wetlands shall be left unaltered unless such alteration would serve to enhance the utility and quality of the subdivision. Easements along water courses as a part of a comprehensive recreational and open space plan for the development are encouraged. Unique physical, historical, and cultural sites which add value to the community, such as large trees or groves, water courses and falls, historic spots, vistas and similar irreplaceable assets shall be preserved where possible.

#### **Section 545. Park and Recreation Areas**

Upon a finding by the Planning Board that a proper case exists for requiring that park/recreational space be suitably located on the plat for playgrounds or other recreational purposes, the Planning Board may require that the developer satisfactorily develop any such area shown on the plat. Any such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the town based on projected population growth to which the particular subdivision will contribute. Upon such finding, the Planning Board shall require that not more than 10 percent of the total area of the subdivision be allocated for park or recreational use. Such area may be dedicated to the town by the sub-divider if the

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

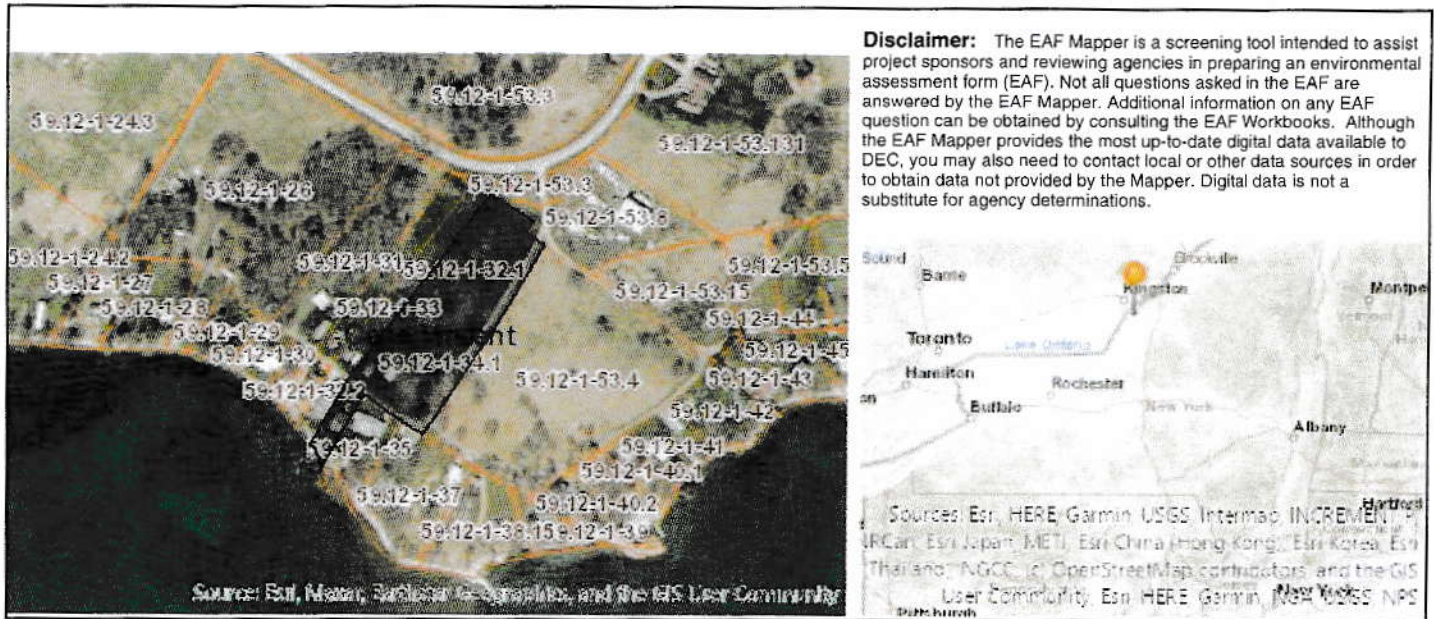
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Clobridge-Bonvouloir Lot Line Adjustment			
Project Location (describe, and attach a location map): 3024 and 3048 Fox View Lane, Town of Cape Vincent, Jefferson County			
Brief Description of Proposed Action: Lot line adjustment between tax parcel 59.12-1-34.1 (Clobridge) and 59.12-1-37 (Bonvouloir) whereby a 1.71 acre portion of tax parcel 34.1 will be transferred to Bonvouloir and combined with tax parcel 59.12-1-37. The remaining portion of tax parcel 59.12-1-34.1 (Clobridge) contains 0.75 acres. An area variance may be required due to insufficient side setback between 2 buildings. Zoning requires 15' setback but there is not 30' of land between the buildings to satisfy both. The side setback to the garage on the remaining 0.75 acre parcel of Clobridge is 11.0', 11.9' and 14.6'. A variance to Section 520, Paragraph 3 of the Subdivision Law is also being requested. This portion of the Subdivision Law states that lots having a width to depth ratio greater than 5:1 shall be avoided. The resulting 0.75 acre parcel has a depth to width ratio of 13.3:1.			
Name of Applicant or Sponsor: Noel Bonvouloir		Telephone: 315-416-1510 E-Mail: nbonvo@gmail.com	
Address: 5993 Rita Lane			
City/PO: Cicero		State: NY	Zip Code: 13039
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Zoning Board of Appeals.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.46 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.46 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: LaFave, White & McGivern, LS, PC; Robert J. Busler, PLS      Date: 10/09/2024		
Signature: Robert J. Busler	Digitally signed by Robert J. Busler Date: 2024.10.09 14:32:56 -04'00'	Title: Land Surveyor



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



Agency Use Only [If applicable]

Project:

Date:

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]

Project:

Date:

### ***Short Environmental Assessment Form Part 3 Determination of Significance***

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

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**