

Cayuga County GML §239 l, m & n Review Committee Referral Form

To: Cayuga County Department of Planning and Economic Development
160 Genesee Street; 5th Floor
Auburn, New York 13021

Phone: (315) 253-1276
Email: planning@cayugacounty.us

From: Municipal Board:
Primary Contact:
Address:

Town of Owasco Planning and Zoning Boards
J. Patrick Doyle, Code Enforcement Officer
2 Bristol Avenue, Auburn, New York 13021

Phone: (315) 253-9021
Email: codes@owascony.gov

Applicant: Everest Association for Family Enrichment
Site Address: 5343 North Road, Town of Owasco
Tax Map Number: 132.00-1-18.211-1 **Acres:** 153
Current Zoning: Ag/Residential **Current Land Use:** Recreations Facility (non-profit organization)
Project Description: Update/amend special use permit to reflect athletic fields installed.

(attach additional pages if necessary)

Proposed Action(s)

Complete only the section(s) that apply to the action proposed by this referral

<u>Local Law or Regulation</u>	<input type="checkbox"/> New	<input type="checkbox"/> Amendment	
<input type="checkbox"/> Comprehensive Plan	<input type="checkbox"/> Local Law	<input type="checkbox"/> Zoning Law / Ordinance	<input type="checkbox"/> Other

<u>Site Plan</u>			
Proposed Improvements:	<u>Athletic fields installed.</u>		
Intended Use(s):	<u>Recreational field sports.</u>		
Will the proposed project require a variance?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Specify: _____
Is a State or County DOT work permit required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Specify: _____

<u>Special Use Permit</u>			
List the section(s) of the local zoning law/ordinance that requires a special use permit for the proposed use: <u>150-20</u>			
Required conditions: <u>Amend existing special use permit (Owasco ZBA) and Site plan approval by Owasco Planning Board.</u>			
Will the proposed use require a variance?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Specify: _____

Subdivision

Name: N/A Preliminary Final
 Number of Lots: _____ Type: Residential Single/Multi-Family Commercial/Industrial
 Is Public Water available? Yes No Is Public Sewer available? Yes No
 Is a State or County DOT work permit required? Yes No Specify: _____
 Will the proposed project require a variance? Yes No Specify: _____

Variance

Type: Area Use

List the section(s) of the local zoning law/ordinance requirements that the variance is being sought for, **and** the specific details of the variance request: _____

SEQR Determination

Please provide the State Environmental Quality Review (SEQR) information below regarding the type of SEQR action and, if the SEQR process is completed note the SEQR finding. The GML §239 l, m & n Committee does not require full completion of the SEQR process and a local determination prior to reviewing and acting on a referral, however a complete referral package must include a completed and signed Part I of the SEQR forms.

Action: Type I Type II Unlisted Action Exempt
 Finding: Positive Declaration- Draft EIS Conditional Negative Declaration Negative Declaration No Finding (Type II Only)

SEQR Determination Made by (Lead Agency): Owasco Planning Board Date: 07/20/2009

Attachments

Local Application Form SEQR Forms Text Amendment Other Project narrative
 Site Plan Survey Subdivision Plat (map)

To my knowledge, this referral request, as required by NYS GML §239 l, m & n, is complete and includes copies of all documents/applications required of and submitted by the applicant to the local municipality, and supporting materials to assist the Cayuga County GML §239 l, m, & n Review Committee ("Committee") in its review. I understand that if no formal action is taken by the Committee within 30 days of receipt of this referral, then the referring board identified on this form may proceed without the Committee's recommendation, unless an extension of time is agreed upon or unless the Committee's recommendation is received at least 2 days prior to local municipal action.

J. Patrick Doyle, Code Enforcement Officer
Name and Title of Person Completing this Form

03/16/2022
Transmittal Date

RECEIVED

MAR 14 2022

TOWN OF OWASCO
Zoning Board of Appeals
2 Bristol Avenue, Auburn, New York 13021

TOWN OF OWASCO

Telephone: 315-253-3283

FAX 315-253-2683

Application for Special Permit

FOR OFFICE USE ONLY

Case NO. _____
Date Rec'd _____
Hearing Date _____
Action Date _____
Action _____

Date of Application: March 11, 2022

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest:

The Applicant(s) Everest Association of Family Enrichment
(is) (are) the owner(s) of property situated at the following address: 5343 County Rte 72 B
(North Rd) Auburn, NY 13021 TAX MAP No. 132.00-01-18.211

B. Request:

The applicant requests a special permit for the above described under the provisions of SECTION 150-17, 150-63 of the zoning ordinance (local Law) for the following purposes: Updating our permit to reflect the fulfillment of the anticipated usage of the fields that were originally set forth as shown on the attached plan drawn to scale.

C. Reasons for Request:

The Applicant alleges that the approval of said special permit would be in harmony with the intent and purpose of said zoning ordinance (local Law) and that the proposed use conforms to the standards prescribed therefore in said ordinance (local Law) and would not be detrimental to property or persons in the neighborhood for the following reasons: to update the permit to reflect the realization of the competitive and recreational field sports that were included in the original application.

D. Special Features:

In addition to meeting the standards prescribed by the zoning ordinance (local law), the applicant will provide: Everest Park events will continue to provide competitive and recreation opportunities to local + regional youth and families, as well as contribute to the general enrichment of the Town of owasco, and all of central New York.

In order that the public convenience and welfare will be further served.

Signature: Melissa Lubiano Branner Paul A. Carbonaro

Mailing Address: 453 Grant Ave Rd PO Box 836
Auburn NY 13021 Auburn NY 13021

Telephone/Cell No.: 315 252 9305 315 252 2352

March 11, 2022

J. Patrick Doyle
Code Enforcement Officer
Town of Owasco
2 Bristol Avenue
Auburn, NY 13021

RE: Everest Park via USPS, and email: jpdoyleiii@hotmail.com

Dear Mr. Doyle,

Champions for Life is seeking to expand and/or amend the Special Use Permit issued in 2009 (and amended in 2013) for activities at Everest Park in Town of Owasco.

Upon receipt of your letter dated July 21, 2021 noting that the town had received a petition from certain residents along North Road to address some issues arising from the operation of the Park, Champions for Life, who operates Everest, and the Everest Association for Family Enrichment, who owns the property that Everest uses, met to discuss the petition, the traffic at the Park, and what we could do to ameliorate the concerns that our neighbors presented to the Town.

In response to Mr. Bullard's petition, Champions for Life has:

1. Met with Mr. Bullard via phone conference and with him and Jim Clark (another North Road neighbor) in person to discuss their concerns and those of the persons who signed the petition.
2. Worked with the Cayuga County Sheriff's Department to increase traffic enforcement efforts on Event Days, and to use a speed control device on the North Road approach to Everest Park.
3. Notified all of our participants, coaches, and spectators via email and our website that the area is a rural one, requesting that they take special care to be considerate and cautious as they drove to the park.
4. Investigated the use of a bussing service to transport participants, coaches, and spectators to Everest Park from Auburn High School on Event Days. Please see the attached estimate of \$11,625/one day tournament.
5. Split our large age range tournaments (from K-12) that would typically take place on a single day, to a two day tournament, in order to lessen the traffic congestion.
6. Explored scheduling our tournaments so that age groups are split into sessions spread out over a longer period of time, meaning less cars entering the park at once.
7. Informed our participants of alternate routes to the Park, including entering via Swarthout Road from Route 38A, or even from the other end of North Road, from the Hamlet of Owasco.

Traffic counters were installed just inside the entrance to the Park on July 11, 2021, and again on September 18, 2021. Each showed in the thousands of vehicles, well above the estimates in the amended Special Use Permit from 2014. However, in the application for the amended Special Use Permit, we attached the use plan for the park, showing seven athletic fields (one existing, six new, of which we built four), and were informed that the town did not think additional permits or or approvals from the Town of Owasco would be needed. Certainly, in the intervening years, the Park has grown considerably, with our tournaments typically bringing between 25 and 35 teams to the Park, the Finger Lakes Mud Run

(heading into its eleventh year) bringing between 650 and 850 visitors to the park, and other smaller events three or four times per year that may bring a couple hundred visitors to the Park each time. In addition to the events that Champions for Life holds at the Park, we do act as hosts to others, including the North Star Soccer tournament, Upstate Lacrosse Association, and sports practices for many local teams. A detailed 'typical' calendar, with estimated numbers of teams, is attached. For each lacrosse team, we expect an average of 16 people (one coach, 15 participants), and for each person, we estimate two cars, to include the participant and at least one spectator per person. For each soccer team, we expect an average of 13 people (one coach, 12 participants), and for each person, we estimate two cars, to include the participant and at least one spectator per person. We increased our number for each event by 15% to include extra persons (spectators, volunteers, etc.). As you can see, over the course of the year, we may see an increase of perhaps 31,000 vehicles entering the park. Unfortunately, we do not have traffic counts that show the typical traffic on North Road. The additional 31,000 vehicles, taken over a year, is an increase on average of about 85 vehicles per day, or just under 4 cars per hour over the course of one day. While we realize that on our event days, there are of course more than four cars an hour driving by, traffic only feels considerably more intense on a handful of days when we have larger events.

As part of our preparation for this request, we surveyed recent Everest Park program participants regarding the Park and our activities there. We also approached a number of persons from the survey, who stated they were Town of Owasco residents to drill down on their particular experiences at the Park. Many of the Town residents we approached live within one or two miles of the Park, and are both familiar with our Event Day traffic, and the increased traffic for other events that take place within the Town of Owasco, like the Independence Day fireworks at Emerson Park, weddings and other events at the Emerson Park Pavilion, plays and musicals at the Merry Go Round Playhouse, Moto-Cross at Frozen Ocean, the weekly Farmers Market at the Owasco Firehouse, the monthly Pancake Breakfast at the same Firehouse, and the various events at the Ward O'Hara Agricultural Museum, like the Festival of Trees and Remember the Big 6 Picnic in July. Each of these events brings with it increased traffic to their locations. Attached are a sample of the statements in support of our programming at Everest Park. Many others have pledged to speak on our behalf at any public meetings scheduled to discuss this application.

In addition, we contacted local hotels, including the Hilton Garden Inn, the Holiday Inn, and the Inn at the Finger Lakes in Auburn, to ask about their occupancy during our events. We also contacted the Cayuga County Tourism Office to inquire about the average number of dollars visitors to our region might spend when staying for a night or a weekend.

Hilton Garden Inn

The Hilton Garden Inn asks their guests what is bringing them to town and tracks their answers. With that information, they were able to tell us the number of rooms booked because of events we were hosting at Everest (13 rooms on June 5 and 13 rooms on June 6 at \$239 per night, 11 rooms on June 13 at \$259 per night, 8 rooms on July 11 at \$159 per night, 14 rooms on July 24 at \$165 per night, 11 rooms on October 9 at \$174 per night, and 10 rooms on October 24 at \$204 per night), as well as their average occupancy on the nights before and after our events. Over the course of 2021, they attribute an increase in gross revenue of \$16,599, with an average occupancy of 95% on Everest Park adjacent weekends.

Holiday Inn

The Holiday Inn only had numbers for one weekend, but on that weekend, they rented 50 rooms (out of 165) that indicated they were here for an Everest Park event, at \$169 per room, for a total increase in gross revenue \$8450

Inn of the Finger Lakes

The Inn of the Finger Lake rented out at least 16 rooms for a two night stay, during the weekend of June 5-6 at \$149 per night, who indicated they were here for an Everest Park event, with a gross revenue for that weekend alone of \$4768. They did not track the remainder of the summer/fall for Everest Park event stays.

We are able to say, with confidence that the events in 2021 at Everest Park brought in a minimum of \$29,817 just to our local hotels. In addition, the Cayuga County Office of Tourism's 2019 study states that on average, each visitor to our community who spends at least one night here, spends an additional \$148 per person per day. Conservatively, if we assume that for each hotel night (162 nights) that was booked, with at least two people (a parent and a child) in that room, an additional \$148 was spent, then Champions for Life Everest Park events brought in an additional \$47,952 in spending to our local community. If those rooms included additional parents, other adults, other children, that number only goes up.

Events at Everest Park do not just benefit Champions for Life. They benefit our entire community, financially and in other ways as well.

Consider our guests at the Brian Bisgrove Home of Courage. The BBHC is the log cabin that sits on the hill as you enter Everest Park. Named in honor and in memory of Brian Bisgrove, son of Jack and Marsha Bisgrove, the BBHC is a program of Champions for Life that offers families who have children with life threatening illnesses or chronic, debilitating conditions up to five days of rest and relaxation at no cost to the family. Champions for Life provides everything, from linens and towels, to food and drink, as well as day passes to area attractions, like the YMCA, Owasco Paddles, baseball tickets, whatever we can that the families and their children could want or need during their stay. Since 2014, we have served over 300 families at the BBHC, many of them from Cayuga County, or immediately surrounding Cayuga County. BBHC families never pay for their stay or the amenities we provide; and approximately three quarters of the money needed to run this program comes directly from events we hold at Everest Park, including our tournaments and the Finger Lakes Mud Run. For every family who stays with us, Champions for Life spends about \$500, which includes groceries, local amenities, staffing, cleaning, and general maintenance and upkeep to the Home.

Attached are some of the testimonials and photos from past guests at the BBHC, to give an idea of what this program in particular means to the people who have stayed there.

Events at Everest Park are an integral part of our community, support Champions for Life and its charitable programming, and bring tens of thousands of dollars to Cayuga County businesses. We respectfully request that our Special Use Permit be expanded to allow Champions for Life to continue to hold our events at Everest Park. We will notify our neighbors of our programming calendar, and

expected traffic load, ahead of each event, and do everything in our power that is financially feasible to keep our guests from speeding, to obey all traffic laws, and to be good guests when in the area.

Respectfully submitted,



Melissa Carbonaro Gravius

Executive Director, Champions for Life, Inc.



Customer Name: CHAMPIONS FOR LIFE INC.
 Quote Number: 7772260

DATE	DAY	PICKUP TIME	PICK-UP LOCATION	BUSES	DESTINATION	DROP OFF	RATE PER BUS PER DAY	GRAND TOTAL
5/22/2022	MONDAY-FRIDAY	7:30AM	Auburn High School, 250 Lake Ave, Auburn, NY 13021	15	Everest Park, 5343 County Rte 72B, Auburn, NY 13021	5:00PM	\$775.00	\$11,625.00

BUSES REMAIN ON SITE AND SHUTTLES NEEDED

TOTAL COST \$11,625.00

Additional Charges

- Additional charges may also apply to any damage to the buses and for excessive cleaning that may be required, with cleaning fees ranging from \$75 - \$150 per bus.
- Cancellation fees of \$150 may apply if the bus is cancelled with less than 5 days notice. There will be no refund for buses cancelled with less than 24 hours notice.
- Price is not inclusive of any applicable tolls, parking fees, or gratuity to your driver. Parking fees and tolls would be calculated at time of trip and billed out to you afterwards. We cannot guarantee availability for any trips until they are booked as buses are on first come first serve basis. Any bookings or changes made within 5 days of the start date of service may be subject to additional fees or increased rates.
- Pricing for all trips valid only if entire schedule is reserved. In the case that only partial schedules are reserved, pricing per bus may vary.

2022 Everest Park Schedule	Day/Date	Projected Numbers	Approximate Number of Cars per event	Projected Schedule	Projected Ages	Projected traffic flow
Events in Black are confirmed; Blue are TBD						
Upstate Lacrosse Festival	Sunday, May 22	32 teams	1178	9am start finishing around 5pm	Grades K2 - 7/8	Into the park between 8am - 10am out of the park between 4pm - 6pm
Northstars Soccer Tournament	Saturday, June 4 and Sunday, June 5	140 teams	4186	8am start finishing around 6pm	Grades 1 - 12	Into the park around 7am - noon out of the park between 3:30pm - 6:30pm
Sixes Lacrosse Tournament	Saturday, June 11 and Sunday, June 12	32 teams	1178	9am start finishing around 5pm	Grades 7/8 - 11	Into the park between 8am - 10am out of the park between 4pm - 6pm
Girls Lacrosse Tournament	Sunday, July 10	32 teams	1178	9am start finishing around 5pm	Grades 3/4, 5/6, 7/8 & JV	Into the park between 8am - 10am out of the park between 4pm - 6pm
Boys Lacrosse Tournament	Saturday, July 23 and Sunday, June 24	40 teams	1472	9am start finishing around 5pm	Grades K2, 3/4, 5/6, 7/8, JV & Varsity	Into the park between 8am - 10am out of the park between 4pm - 6pm
Sixes Lacrosse Tournament	Saturday, August 6 and Sunday, August 7	32 teams	1178	9am start finishing around 5pm	Grades 7/8 - 11	Into the park between 8am - 10am out of the park between 4pm - 6pm
11th Annual Finger Lakes Mud Run	Saturday, September 17	1,000 people	1150	9am start finishing around 3pm	All Ages	Into the park between 6:30am - 11am out of the park between 11am - 3:30pm
Pulsars 5k	Sunday, September 25	250 people	288	9am start finishing by noon	All Ages	Into the park between 8am - 9am out of the park between 10:30 - 12:30pm
Boys Lacrosse Tournament	Saturday, October 15	28 teams	1030	9am start finishing around 4pm	Grades K2, 3/4, 5/6 & 7/8	Into the park between 8am - 10am out of the park between 3pm - 5pm
Girls Lacrosse Tournament	Saturday, October 22 and Sunday, October 23	48 teams	1766	9am start finishing around 5pm	Grades 3/4 & 5/6 Saturday, 7/8, JV & Varsity on Sunday.	Into the park between 8am - 10am out of the park between 3pm - 6pm
Sixes Lacrosse Tournament	Saturday, October 29 and Sunday, October 30	32 teams	1178	9am start finishing around 5pm	Grades 7/8 - 12	Into the park between 8am - 10am out of the park between 4pm - 6pm
Soccer Shots Practice	28 Wednesday Nights from April through October	65 persons per night	Approximate Number of Cars per program (over the course of the given program period)	4 pm to 7 pm	Ages 2 - 8 (three age groups)	staggered entry and exit from 3:45 to 7:15 pm
Salty Dawgs Lacrosse Practice	10 Sundays over the course of the summer and fall	160 persons per day	1840	10 am to 2 pm	Grades 5/6 through Varsity	staggered entry and exit from 9:30 am to 2:30 pm
ULA Lacrosse League Games	24 Game Days from June through August	384 persons per game day	10598	5 pm to 8 pm	Grades 7/8 through Varsity	staggered entry and exit from 4:30 pm to 8:30 pm
Family Fun Day	Saturday in August, TBD	250	288	10 am to 4 pm	All Ages	staggered entry and exit from 8:30 am to 5:30 pm
Halloween Family Fun Day	Saturday in Halloween, TBD	250	288	10 am to 4 pm	All Ages	staggered entry and exit from 8:30 am to 5:30 pm

Everest Park Survey follow up

Brittany Guadagnolo <brittanyguadagnolo@gmail.com>
To: Melissa <melissa.gravius@championsforlife.org>

Thu, Feb 3, 2022 at 3:02 PM

Hi Melissa. I would be happy to add some notes regarding our experience at Everest Park.

We currently live on North Road and have not had any negative impact with the traffic that Everest Park events have caused. In fact, I love that Everest Park hosts various tournaments and clinics. Everest Park is a hidden gem and many do not even know it exists. I have had friends attend tournaments for the first time, and in turn, apply for a membership for Everest Park because they loved it so much. Our children compete in various lacrosse tournaments and practices at Everest Park and the location is very accommodating. I understand the worry the traffic may cause, however, if that could be curbed by active police presence, then I think that would be a happy medium for all. I hope Everest Park continues to host events.

Thank You
Brittany
[Quoted text hidden]

Town of Owasco

February 21, 2022

2 Bristol Ave

Auburn, NY 13201

RE: Everest Park/Brian Bisgrove Home of Courage

Town of Owasco Leadership,

I have been a resident of the Town of Owasco for 17 years and reside at 6425 East Lake Rd. It is my understanding there is concern over an increase in traffic caused by events held at Everest Park. The purpose of my letter is to give my complete support towards Everest Park for the following reasons:

-The fields at Everest Park were the result of the generosity by hundreds of people combined with matching support from local foundations. It was a community effort to build these fields for the purpose of providing a great venue for younger people to compete in athletics. The naming rights of each field was achieved by donations of family and friends of individuals who are honored and memorialized at Everest Park;

-Everest Park has become a destination of choice for athletic competitions due to the beautiful and unique setting it provides. My colleague Dave Parrott, who is a past board member of the Camillus Youth Lacrosse Program, says its their programs favorite tournament destination. The parents and kids are excited when Everest Park is on their schedule;

-The economic impact on the local community has to be significant when events are held at the park. I feel strongly the County and Town should look for ways to increase the support for increased visibility and utilization of the park and promotion of the Brian Bisgrove Home of Courage.

-The financial support from the events at the fields to help the BBHOC is critical to the ongoing operation. You can't overestimate the good that the BBHOC does for families.

In summary, Everest Park and the BBHOC are great assets for our Town. It is a special place! We should be looking for ways to increase their use. Defending the use of Everest Park just doesn't feel right to be quite honest. Let's find ways to promote it!!

Sincerely,



Robert J. Connor

6425 East Lake Rd. (in the line of traffic to Everest Park)

Auburn, NY 13021

The Home of courage is a very very special place for my family. My son was diagnosed at the age of four with a congenital heart defect. He has a one in 1 million heart condition that almost took his life. The stress from having a child with a serious heart condition is unimaginable. The toll it takes on a family is extremely difficult. When Make-A-Wish told us about the home of courage. That it could provide a place for our family to reconnect and spend quality time together we jumped on that chance. The very first time we walked in the doors we knew this was a very special place. You can feel the love of the people that have poured into this house. The property provides not only fun and many activities but it provides a place to connect. A place that we honestly feel brings us closer together with each other and God.

We have been so blessed to be able to continue to stay at the home of courage. A.k.a. camping house as my kids call it. We have our favorite things to do like go down to the pond to ride the paddle boats, evening bonfires, golf cart rides and we even take our family pictures there. It's just so beautiful. Most importantly we just spend time together. Thankful for my son's life and thankful for the time that the home of courage provides for our family.

When we leave after our five days at the home of courage we feel rejuvenated, connected, and we feel hope. This house provides so much for families and we are so unbelievably grateful for what they've given us and what they do for so many other families. I pray that if you have a child who is ill that you get to experience what we have at the home of courage. Thank you to the staff and all the volunteers that help make this home available to us and so many others. It is truly a remarkable place to stay. We love the Home of Courage!

The Cousineau Family



From: isarael bell <mrisarael@hotmail.com>

Date: Tue, Oct 27, 2020 at 11:50 AM

Subject:

To: Home of Courage <brianshome453@championsforlife.org>

These are some of the greatest memories my family will cherish. From when we first pulled up until we left we were truly just amazed at how beautiful and peaceful it was here. The area is quiet and has some of the most beautiful views. Our son who hasn't been finding anything but TV interesting enjoyed getting out in his Wheelchair and fishing. I would recommend anyone who can experience this to experience it.

Thank You For The Wonderful Stay

The Bell Family





Everest Park

BRIAN
BIGGOLD'S
HOME OF COURAGE

MULTI USE STORAGE BARN

FIELD 1

PARKING
AREA

PARKING
AREA

FIELD 2

FIELD 3

FIELD 4

FIELD 5

PARKING
AREA

AS BUILT, SHOWING FIVE ATHLETIC FIELDS,
PARKING AREAS, BBHC, STORAGE BARN.

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE – Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART # have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions.

Everest Park
Name of Action

Town of Owasio Planning Board.
Name of Lead Agency

Richard J. Knaul
Print or Type Name of Responsible Officer in Lead Agency

Board Chair
Title of Responsible Officer

Richard J. Knaul
Signature of Responsible Office in Lead Agency

Signature of Preparer (if different from responsible officer)

7/20/2009
Date