

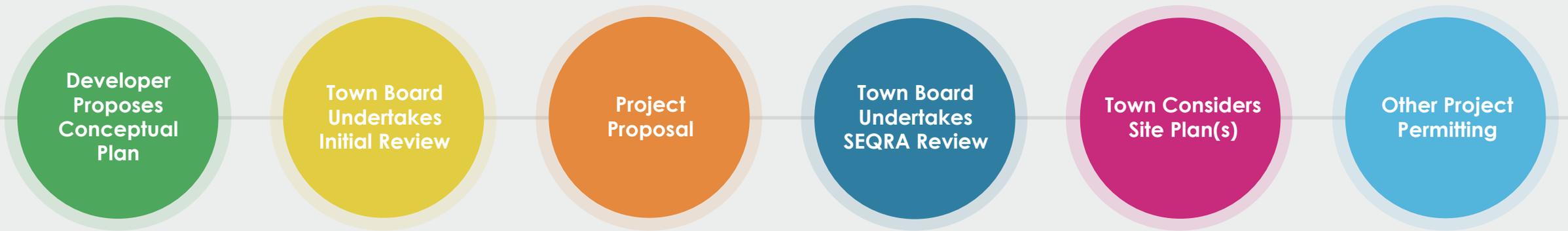
TOWN OF NEVERSINK

PROPOSED KERILANDS PROJECT: OVERALL PROJECT REVIEW PROCESS

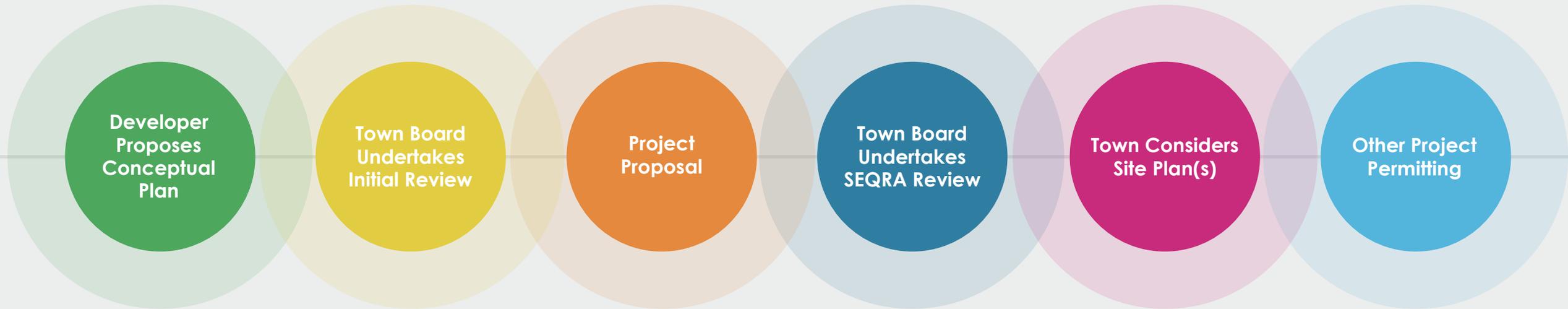
June 8, 2022



PROPOSED KERILANDS PROJECT: OVERALL PROJECT REVIEW PROCESS



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OVERALL PROJECT REVIEW PROCESS

TIMELINE

STAGE

2-3+ months

3-6+ months

12-18+ months

3-6+ months

3-12+ months

OVERALL

2-3+ months

5-9+ months

17-27+ months

20-33+ months

23-45+ months



Developer
Proposes
Conceptual
Plan

Town Board
Undertakes
Initial Review

Project
Proposal

Town Board
Undertakes
SEQRA Review

Town Considers
Site Plan(s)

Other Project
Permitting

2021 Proposal
2022 Presentation

Sufficient Plan Details
Town Preliminary Review
of Project Vision
Viability of Concept

Applicant's Development
Plan Proposed
Town Zoning Proposed
Town Master Plan
Proposed

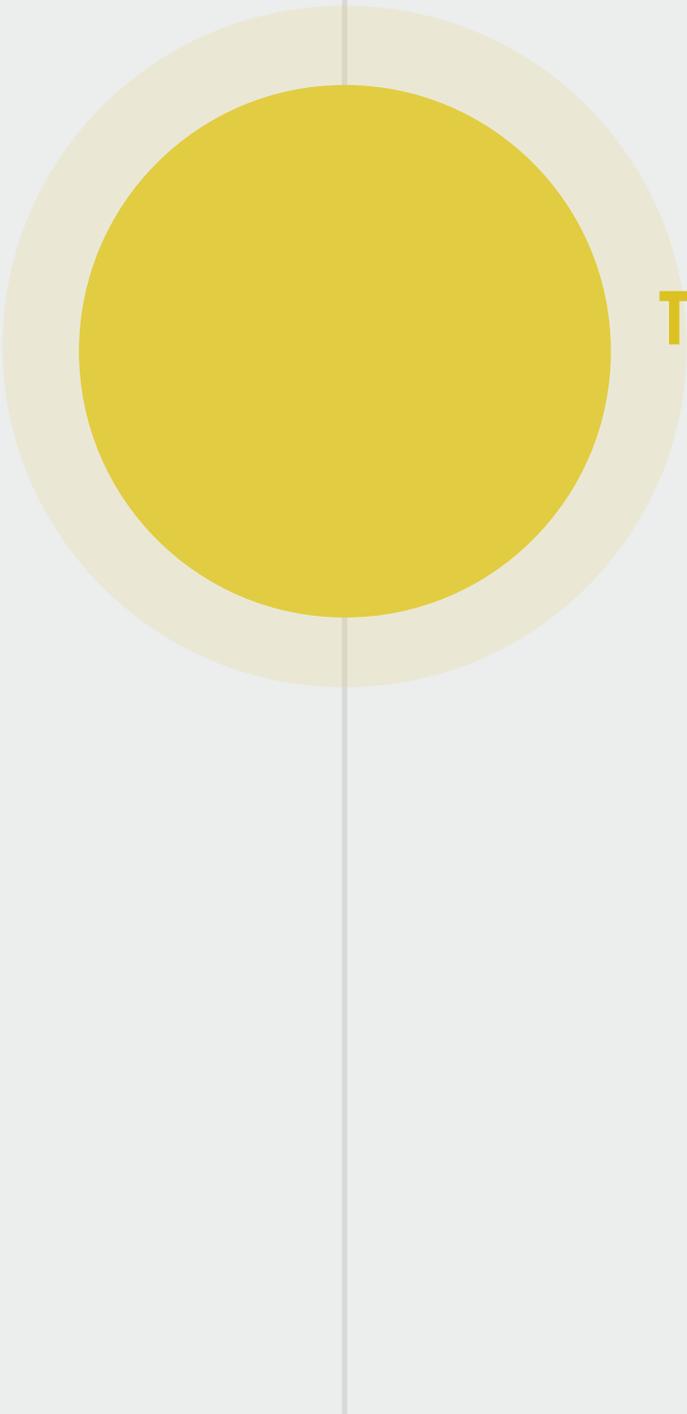
Scoping
DEIS
FEIS
Findings

Infrastructure
Phasing

County
DEC
DEP
USACE
DRBC

Initial Threshold Question

Town Board Decision on
Master Plan and Zoning



Town Board Undertakes Initial Review

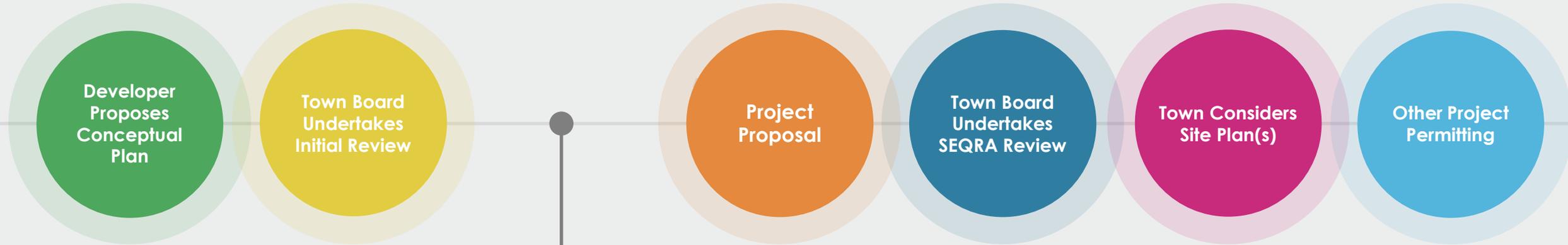
Sufficient Plan Details

Town Preliminary Review of Project Vision

- Specific Uses
- Overall Size
- Growth-Inducing Aspects

Viability of Concept

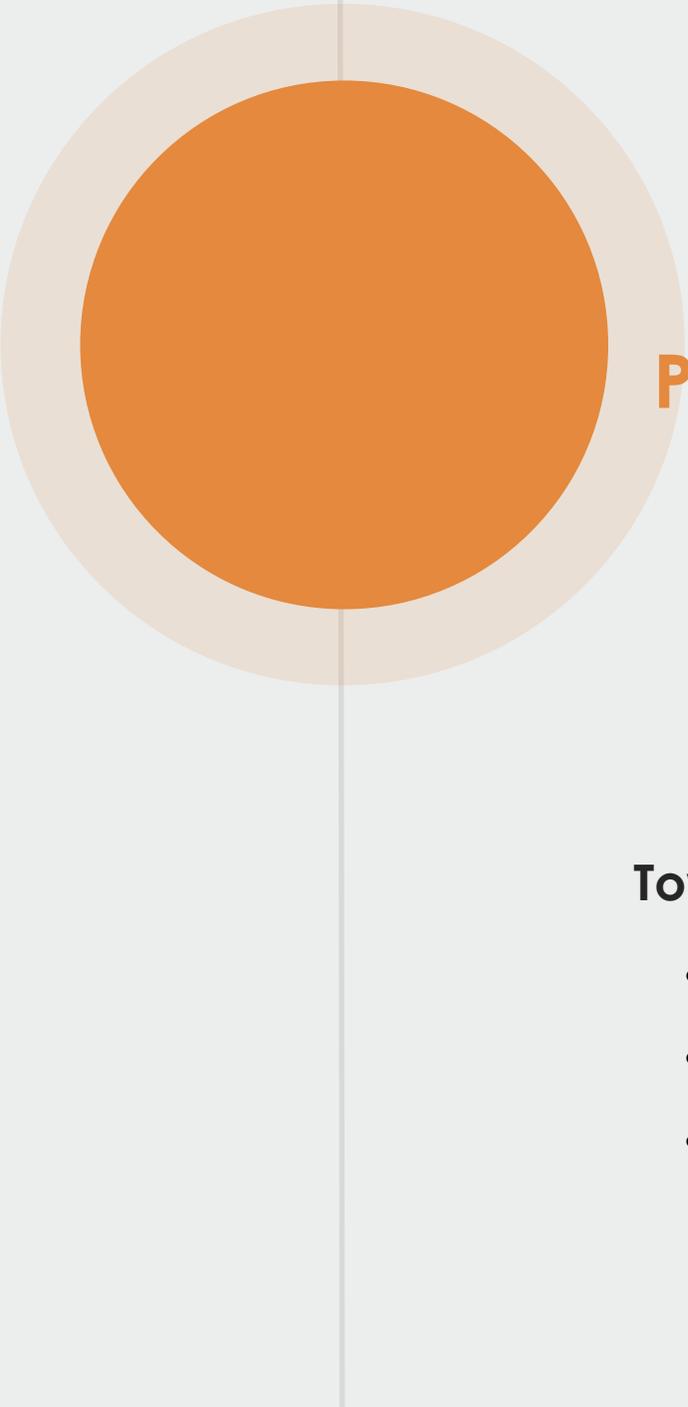
- Project Details/ Phasing
- Market/ Economics
- Technical/ Environmental



Initial Threshold Question

Is this a project that fits the Town's vision for itself?

- If so, Applicant to develop Project Proposal.
- If not, Town should inform Applicant.



Project Proposal

Applicant's Development Plan

- Detailed Plans
- Phasing/ Subdivision
- Infrastructure

Town Master Plan

- Scope of Plan
- Content
- Level of Detail

Town Zoning

- Geographic Applicability
- Regulatory Controls
- Relationship to Phasing/ Subdivision
- *{Applicant may propose zoning scheme, but Town has final say on the above}*

Project Proposal

Town Master Plan

- **Official land-use policy of the Town**

- Goals and visions to guide future decision making; short- and long-term
- Sets forth legal rationale for zoning
- Identifies existing and future desired land uses; densities; relationships
 - (Residential, Commercial, Industrial, Agricultural, Recreational)

- **Important considerations**

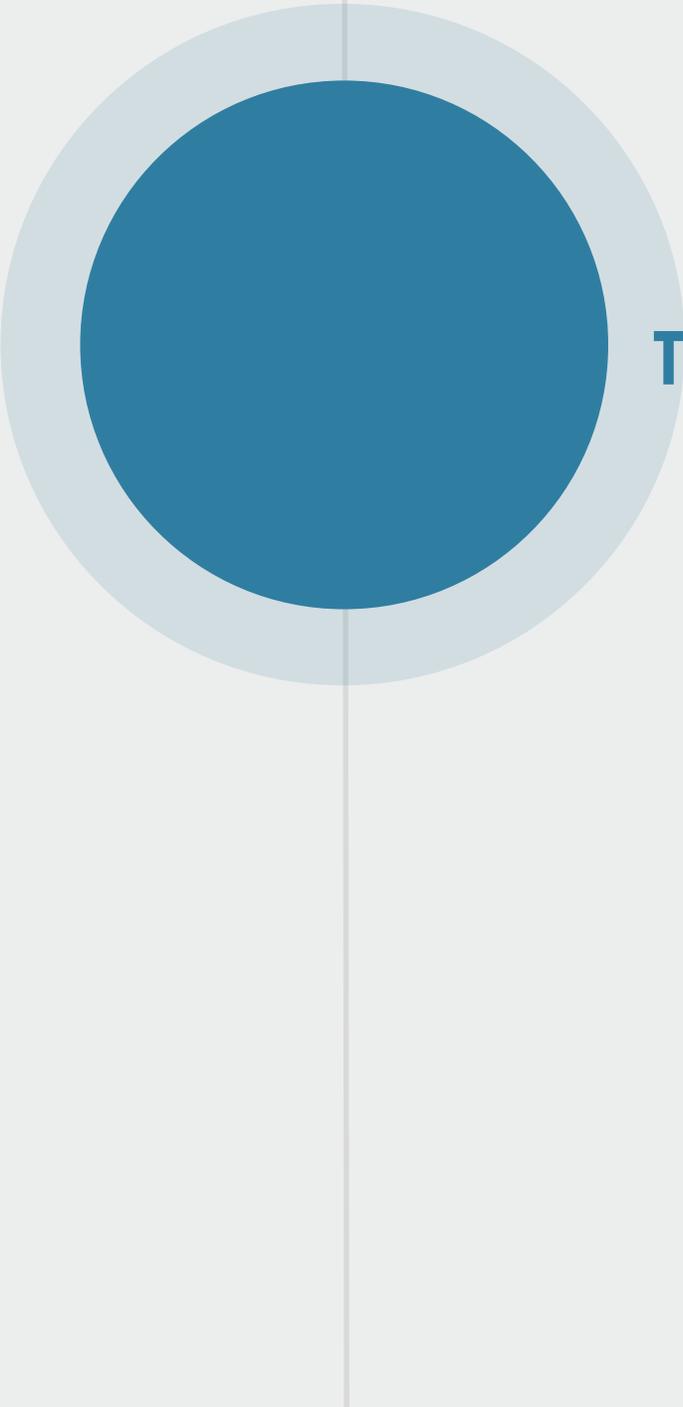
- Population and demographic trends, including those induced by new development
- Resources: agricultural, historical, natural, cultural, and sensitive environmental

- Existing housing and future housing needs
- Economic development
- Infrastructure required for desired land uses
 - Transportation, Water, Sewer
- Community facilities and services (educational, cultural, recreational, health, emergency services)
- Anything else you think would contribute to the orderly growth and development of the Town

Project Proposal

Town Zoning: Kerilands

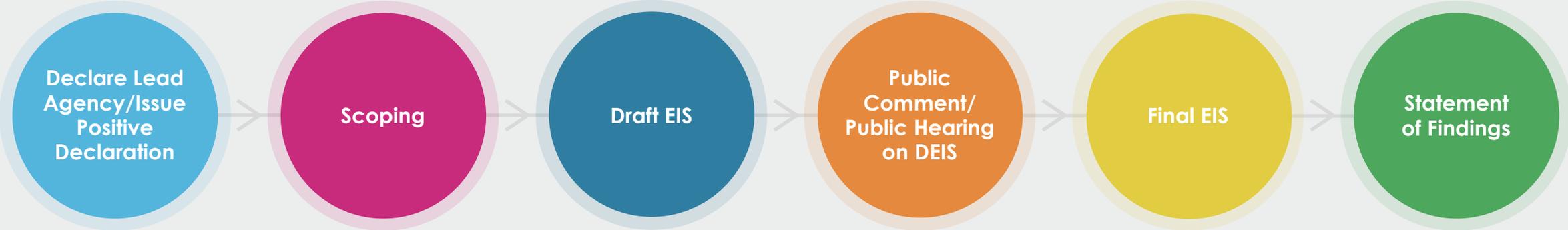
- **Zoning requirements applicable to Kerilands wholly up to Town Board**
- **Several zoning options to be considered during plan development**
 - Overlay District: a district with specific requirements that “sits on top” of existing zoning, but only applies to a property when Town Board decides, based on site conditions, development proposal, etc.
- Planned Development District (or similar): Zoning created for a specific project at a specific location and applicable only to that location/project
- “General” Zoning District: A new zoning district created by the Town, mapped to one or more sites, but that is not project- or site-specific

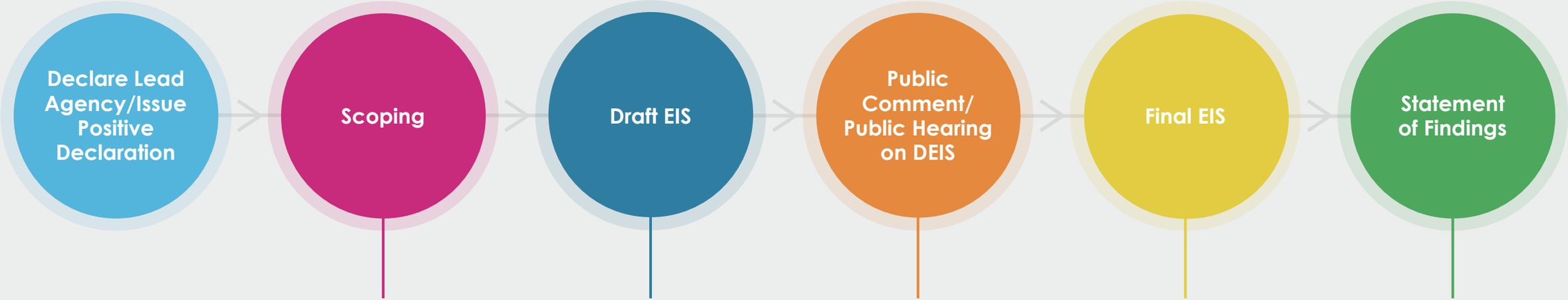


Town Board Undertakes SEQRA Review

- **Must evaluate potential impacts of zone change, Master Plan amendment, and the specific Kerilands development plan**
- **Integrates environmental review with project review**
- **At end of SEQRA process, Town decisions can be made (i.e., Master Plan & Zoning)**
- **“Hard Look” at potential environmental impacts, reasonable and practical mitigation**
- **Balance environmental, economic, social considerations into a single decision document**

ENVIRONMENTAL IMPACT STATEMENT PROCESS (EIS)





Declare Lead Agency/Issue Positive Declaration

Scoping

Draft EIS

**Public Comment/
Public Hearing
on DEIS**

Final EIS

**Statement
of Findings**

- Areas/ methodologies of study
- Potential mitigation measures
- Public & Agency review of draft
- Comments incorporated into final scope adopted by Town

- Prepared by Applicant, according to scope; subject to Town Board approval/ acceptance
- Analyzes potential impacts
- Identifies potential mitigation measures

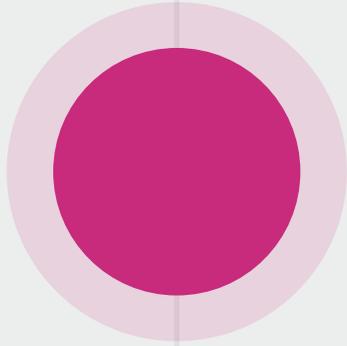
- Comment/ Questions on analyses and mitigation
- Agency input on their jurisdiction
- Hearing can be combined with Zoning and Master Plan hearings

- Respond to all substantive comments
- Potential for additional analyses
- Potential for project/ mitigation changes based on comments
- Prepared by Applicant, but provides Town's perspective; subject to Town Board approval/acceptance

- Town's decision document
- Rationale for approving, modifying, denying
- Weigh and Balance environmental, social, economic factors
- Mitigate environmental impacts to maximum extent practicable

EIS TOPICS

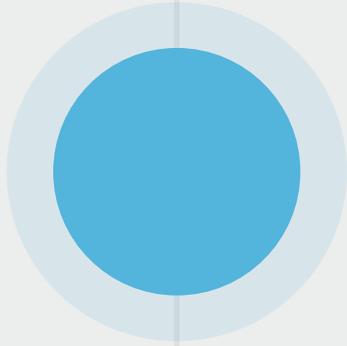
- Land Use, Zoning & Public Policy
- Socioeconomics & Fiscal Impacts
- Community Services
- Growth-Inducing Impacts
- Community Character
- Geology, Soils, Topography
- Surface Water & Wetlands
- Stormwater
- Vegetation & Wildlife
- Visual Resources
- Water, Wastewater, Energy
- Transportation & Traffic
- Air Quality & Noise
- Cultural Resources
- Construction Impacts
- Alternatives



Town Considers Site Plan(s) (all/part of project)

In conformance with prior SEQRA review

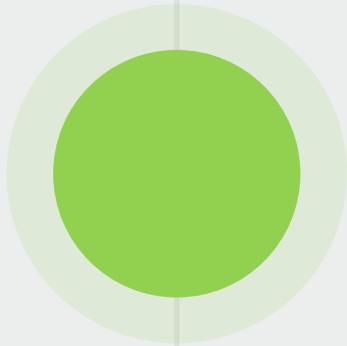
Adhere to mitigation measures required in Findings



Other Project Permitting

Each agency retains permitting authority

Could be phased depending on implementation plan of project



Construction and Monitoring

PROPOSED KERILANDS PROJECT: OVERALL PROJECT REVIEW PROCESS



Town Board Undertakes Initial Review

Preliminary Reaction to Project's Conformity with View of Desired Future Character of Town

Town Preliminary Review of Project Vision

- Are the individual uses proposed consistent with the Town's development goals?
- Is the overall size of the project, apart from the uses proposed, consistent with the Town's development goals?
- What level of additional development outside of the Project Site is acceptable? (i.e., induced growth)



Viability of Concept*

- How is the project proposed to be phased? Or, what components are included in Phase 1?
- Is there a market for the various project components? Individually? Together?
- What sort of revenue and employment benefits would the Town and region experience? Similarly, what sort of costs?
- Are there any big-picture "red-flags" with respect to environmental impacts? (e.g., water, sewer, stormwater, T&E species, quarrying)

* Town's decision will be influenced by Applicant's information - while these issues will also be part of SEQRA review, it is appropriate for Town to pose these questions at this initial stage

Town Board Undertakes Initial Review

Preliminary Reaction to Project's Conformity with View of Desired Future Character of Town

Town Preliminary Review of Project Vision



Viability of Concept*

Input from Community

- Public
- Town Board
- Planning Board
- Other Agencies
 - County
 - DEC
 - DEP
 - DRBC

Questions to Applicant

- Details on uses & infrastructure. (Adventure center, quarrying, farms, workforce housing, retail)
- Phasing and Infrastructure
- Economic Feasibility (individual/overall)
- Community services, and induced growth to support development
- Plans for supplying water (sources, distribution, storage)
- Plans for providing sanitary sewerage (regs and impacts to environmentally sensitive/pristine waterways)
- Plan for non-developed areas
- Threatened/Endangered Species
- Road improvements?

* Town's decision will be influenced by Applicant's information - while these issues will also be part of SEQRA review, it is appropriate for Town to pose these questions at this initial stage

QUESTIONS?