

SEQRA Full Environmental Assessment Form - Part 2 Addendum

In order to more properly assess the likely impacts from the proposed Zoning Code Amendments, one must consider build out under proposed code provisions versus a baseline of current code provisions. Because the proposed zoning amendments constitute a number of varying provisions, a more considered assessment of the potential impacts associated with each recommendations must be taken. The following text is intended to explain the Part 2 answers in more depth. It is noted that many of the descriptions below reference the SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments adopted July 16, 2019 by the Town of Mamakating Town Board. That document is attached hereto by reference and is on file in the Town of Mamakating Clerks Office at 2948 US Route 209 Wurtsboro, NY 12790.

1. **Zoning Map Amendments** - Implementation of the zoning map amendments as proposed is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments. With the exception of adoption of the two proposed overlay districts, all zoning map amendments rezone land from more intensive zoning districts to more restrictive zoning districts in terms of the types of uses permitted and in terms of the density, intensity, and scale of permissible development. These proposed economic overlay districts will allow more intensive development subject to several special requirements intended to mitigate water quality, stormwater and aesthetic impacts, in addition to special permit requirements applicable to certain particular uses. The proposed zoning map amendments are consistent with the recommendations of the Comprehensive Plan, and impacts of these zoning overlays were considered on pages 56-57 of the Comprehensive Plan/DEIS.
2. **Purposes Section** - Amending the purposes to reference purposes promoted in the adopted Comprehensive Plan will have no impact on the way land is developed in the Town of Mamakating.
3. **RVP Use and Residential Density Requirements** - Modifying the use and residential density requirements of the Ridge and Valley Protection Area District as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 32-34 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
4. **MG Use and Residential Density Requirements** - Modifying the use and residential density requirements of the Mountain Greenbelt District as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 34-38 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
5. **RA District Use and Residential Density Requirements** - Merging the Winterton and Mountain Residential Agricultural Districts and modifying the use and residential density requirements as recommended by the adopted Comprehensive Plan will be more protective of the environment and

will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 39-40 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.

6. **BR District Use and Residential Density Requirements** - Modifying the use and residential density requirements of the Burlingham Residential District as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on page 39 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
7. **NR District Use and Residential Density Requirements** - Modifying the use and residential density requirements of the Neighborhood Residential District as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 40-43 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
8. **LN District Use and Residential Density Requirements** - Establishing a separate designation (Lake Neighborhoods) for formerly Neighborhood Residential parcels in the vicinity of the Town's lakes and modifying the use and residential density requirements as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 41-43 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
9. **HC District Use and Residential Density Requirements** - Modifying the use and residential density requirements of the Hamlet Center District as recommended by the adopted Comprehensive Plan was considered on pages 43-50 of the Comprehensive Plan/DEIS. The increases in density to the Hamlet Centers was found to be offset by decreases in density in more outlying areas of the Town, and the concentration of density around existing Villages and Hamlets was found to be a more sustainable and environmentally protective practice than the current zoning. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
10. **VA District Use and Residential Density Requirements** - Merging the Village Center and Town Center Districts into the new Village Adjacent District and modifying the use and residential density requirements as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse environmental impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 50-54 of the Comprehensive Plan/DEIS. Adoption of these amendments

is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.

11. **PRO District Use Requirements** - Modifying the use and residential density requirements of the Planned Resort-Office Development District as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 54-55 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
12. **IO Zoning Amendment to MG** - Changing the current Industrial/Office to Mountain Greenbelt as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 60-61 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
13. **AD District Use Requirements** - Renaming the Light Industrial/Office District to the Airport Development District and modifying the use and residential density requirements as recommended by the adopted Comprehensive Plan will be more protective of the environment and will not result in any adverse impacts. The proposed zoning is consistent with the recommendations of the Comprehensive Plan, and impacts of these changes were considered on pages 57-60 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
14. **Agricultural Definition Changes** - Changing the definitions pertaining to agriculture uses to parallel definitions promulgated under the New York State Agriculture and Markets Law is an administrative change intended to reduce the potential for permitting delays and hurdles due to divergent terms and definitions. No significant physical changes are likely to result from changes to agricultural definitions.
15. **Agritourism Changes** - Establishing Agritourism (including farm markets, public farm markets, farm stands, farm vacations, farm to table restaurants, and farm breweries, wineries, cideries and distilleries) as an accessory use to agricultural operation and specialty horticulture and promoting agritourism where those principal uses are permitted is an implementation of the adopted Comprehensive Plan/DEIS as considered on pages 80-86. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
16. **Motor Vehicle Term Change** - Changing the term "automobile" to "motor vehicle" and referencing the definition as promulgated by New York State is an administrative change intended to reduce the potential for permitting delays and hurdles due to divergent terms and definitions. No significant physical changes are likely to result from changes to term and definition.
17. **Changing Terms and Wording** - Changing defined terms in several instances, to better match the terms utilized throughout the code is an administrative change intended to increase the

understandability and interpretability of the code. No significant physical changes are likely to result from such changes.

18. **Identifying Where Defined Uses Are Currently Prohibited in the Town** - For several instances of defined uses, clarifying that new uses are prohibited is an administrative change intended to increase the understandability and interpretability of the code. No significant physical changes are likely to result from such changes.
19. **Clarifying Current Interpretations** - Clarifying several definitions in accordance with the past interpretation of the Building Inspector is an administrative change intended to increase the understandability and interpretability of the code. No significant physical changes are likely to result from such changes.
20. **Removing Defined Terms not Permitted** - Removing several definitions for terms that are not referenced within the code is an administrative change intended to increase the understandability and interpretability of the code. No significant physical changes are likely to result from such changes.
21. **Defining New Uses** - Defining new uses that are recommended by the adopted Comprehensive Plan is an administrative change that is necessary to implement the Comprehensive Plan. These new uses were discussed throughout the Plan from pages 29-93. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
22. **Redefining "Hobby Farms" as "Small Farms"** - Redefining "Hobby Farms" as "Small Farms" was recommended by the adopted Comprehensive Plan based on feedback from Cornell Cooperative and Sullivan County Planning. The changes are intended to increase conformance with the Ag and Markets Law of New York State and are not likely to result in significant adverse environmental impacts. The changes are consistent with the Comprehensive Plan objectives and recommendations to encourage and promote agricultural uses within the Town. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
23. **Clarifying Industrial Use Is Not Mining** - Clarifying that Industrial Use does not include extraction of rock, stone or minerals is an implementation of the Comprehensive Plan recommendations as discussed on pages 60-61 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
24. **Confirming That "Mineral Extraction Not in Existence" Is a Prohibited Use** - Clarifying that "Mineral Extraction not in existence" is a prohibited use is an implementation of the Comprehensive Plan recommendations as discussed on pages 60-61 of the Comprehensive Plan/DEIS. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
25. **Renaming Districts and Abbreviations** - Renaming several districts and changing references to those districts throughout the document is an administrative change intended to increase the understandability and interpretability of the code and to make it more relatable to the Comprehensive Plan. No significant physical changes are likely to result from such.

26. **Changing Livestock Density Criteria** – Changing livestock density criteria applicable to farm operations not located within agricultural districts and to agricultural uses not meeting the definition of a farm operation was intended to bring the Mamakating livestock density requirements into closer conformance with density requirements promulgated by New York State Department of Ag and Markets is an administrative change intended to reduce the potential for permitting delays and hurdles due to divergent standards. No significant physical changes are likely to result from such nominal changes to livestock density requirements.
27. **RVP Mixed-Use Resort Changes** - Implementing Comprehensive Plan recommendations relevant to mixed-use resorts in the RVP district is an implementation of the adopted Comprehensive Plan/DEIS as considered on pages 32-34. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
28. **Clarifying Resorts and Country Inns** – Clarifying differences between resorts and country inns, as recommended by the Comprehensive Plan in allowing country inns in areas where less intensive overnight accommodations are permitted is an implementation of the adopted Comprehensive Plan/DEIS as considered on pages 32-34. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
29. **Adding and Modifying Special Permit Criteria** - Modifying or adding particular special use permit criteria is necessary to implement the land use recommendations of the Comprehensive Plan. These new and changed uses were discussed throughout the Plan on pages 29-93. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
30. **Redefining Steep Slopes** - Prohibiting development on slopes over 20% except for roads or driveways necessary to access flatter areas of a site is an implementation of the adopted Comprehensive Plan/DEIS as considered on pages 67-68. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
31. **Soil-Based Density Calculations** - Implementing Comprehensive Plan recommendations with regards to the density calculations based on soils in the MG District is an implementation of the adopted Comprehensive Plan/DEIS as considered on pages 70-71. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
32. **Limiting Livestock in Stream Buffers** - Limiting livestock within stream buffers as recommended by the Comprehensive Plan is an implementation of the adopted Comprehensive Plan/DEIS as considered on pages 84. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.
33. **TDR** - Implementing Comprehensive Plan recommendations regarding the transfer of development rights and the establishment of a development rights bank is an implementation of the adopted Comprehensive Plan/DEIS as considered on pages 34-38. Adoption of these amendments is

consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.

34. **Stormwater Section** - Removing the specifics of the Stormwater Control section of the Zoning Chapter and instead referring to the Town's separate Stormwater Control Chapter is an administrative change intended to increase the understandability and interpretability of the code. No significant physical changes are anticipated to result from and changes.
35. **Referencing Solar in Use Tables** - Noting in Schedule I where the existing code permits small-scale and large-scale solar uses is an administrative change intended to increase the understandability and interpretability of the code. No significant physical changes are likely to result from such changes.
36. **New Bulk Standards for New Uses** - Establishing other bulk standards in Schedule I for new uses in line with those of similar existing uses is necessary to implement the land use recommendations of the Comprehensive Plan. These new and changed uses were discussed throughout the Plan on pages 29-93. Adoption of these amendments is consistent with the adopted SEQR Findings Statement for the Adoption of the Comprehensive Plan and Implementing Code Amendments.