

TULLY JOINT PLANNING BOARD  
MEETING – October 10, 2023

**Members Present:** Steve Bielecki, Chairperson  
Steve Breitzka, Chuck Wykstra, William Hackett, John Casey

**Others Present:** Robert DeMore, Town Attorney  
Paul Sheneman, PLS Engineering  
Chris Lawton, Engineer, Barton & Loguidice  
Susan Vaccaro, Interim Recording Secretary

Mr. Bielecki called the meeting to order at 7 PM.

Chris Lawton was asked to present what the issues are with the Shaw project. He stated the two concerns were the wetlands and the stormwater prevention plan. He explained the stormwater prevention plan, then went on to discuss the wetlands issue. The Army Corps of Engineers would make the determination as to whether there's a wetland there or not.

Discussion continued regarding the question as to whether there's a wetland on the property or not. Mr. DeMore asked the opinion of the board. Board members expressed their opinions on that, and agreed that, though they were not qualified to delineate whether it's a wetland, in the opinion of the board, it's not a wetland. Mr. Breitzka reiterated that no one on this board is qualified to go out there and make that determination as to whether there's a wetland or not, but that's the stance of the board.

Next came the following resolution:

Motion to appoint the Tully Joint Planning Board as lead agency for the SEQR process.  
Motion by Chairman Steve Bielecki. Second by Member John Casey.  
Motion carried 5 ayes, 0 nays.

Mr. Bielecki read the questions and the answers on the SEQR form and proceeded to sign the document as chairperson of the joint planning board.

(The complete text of the SEQR form is included at the end of these minutes.)

Mr. DeMore asked if a retainer agreement for the development fees was signed as part of the application process. Brief discussion followed.

Mr. DeMore stated that County Planning would report out tomorrow based on everything submitted.

Joint Planning Board

October 10, 2023

Mr. DeMore advised that we have to have one more meeting, a public hearing, on October 26<sup>th</sup> at 7:00pm. And at that point, after that, if you're comfortable, we can approve the site plan.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,  
Susan Vaccaro,  
Interim Recording Secretary

Project: Shaw Warehouse  
 Date: Oct 10, 2023

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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.	
<u>Planning Board</u> <small>Name of Lead Agency</small>	<u>10/10/23</u> <small>Date</small>
<u>Steve Breitzke, Bicycle</u> <small>Print or Type Name of Responsible Officer in Lead Agency</small>	<u>Chairman, Board</u> <small>Title of Responsible Officer</small>
<u>Steve Bulfin</u> <small>Signature of Responsible Officer in Lead Agency</small>	 <small>Signature of Preparer (if different from Responsible Officer)</small>