

The ENB SEQRA Notice Publication Form - Please check all that apply

Deadline: Notices must be received by 6 p.m. Wednesday to appear in the following Wednesday's ENB

- Negative Declaration - Type I
- Conditioned Negative Declaration
- Positive Declaration
- Draft Scope
- with Public Scoping Session (optional)
- Final Scope
- Draft EIS
- with Public Hearing
- Generic
- Supplemental
- Final EIS
- Generic
- Supplemental

DEC Region # 1 County: Suffolk Lead Agency: Village of Head of the Harbor Board of Trustees

Project Title: Birdsfoot Farm f/k/a Perry Farm

Brief Project Description: The action involves . . .

Avalon Nature Preserve, Inc. (" Avalon "), owner of the premises located at 17 & 21 Shep Jones Lane (SCTM: 0801-003.000-03.00-004.000, 005.001, 005.002 & 05.000-01.00-025.000), has applied to the Village of Head of the Harbor Board of Trustees (" Board of Trustees "), pursuant to Section 165-23(B) (3) of the Village Code, seeking a special permit to operate an agricultural use (farm) known as " Birdsfoot Farm " on the former Perry Farm property

Project Location (include street address/municipality):

Contact Person: Margaret O'Keefe

Address: 500 North Country Rd. City: St. James State: NY Zip: 11780

Phone: 631-584-5550 Fax: 631-862-1417 E-mail: okeeffem@optonline.net

For Conditioned Negative Declaration / Draft Scope / Draft EIS: Public Comment Period ends: ___ / ___ / ___

For Public Hearing or Scoping Session: Date: ___ / ___ / ___ Time: ___:___ am/pm

Location:

A hard copy of the Draft Scope/Final Scope/DEIS/FEIS is available at the following locations:

The online version of the Draft Scope/Final Scope/DEIS/FEIS is available at the following publically accessible web site:

For Conditioned Negative Declaration: In summary, conditions include:

**VILLAGE OF HEAD OF THE HARBOR
BOARD OF TRUSTEES**

**RESOLUTION ADOPTING A NEGATIVE DECLARATION OF ENVIRONMENTAL
SIGNIFICANCE FOR PURPOSES OF SEQRA ENVIRONMENTAL REVIEW ON
BIRDSFOOT FARM f/k/a PERRY FARM
17 & 21 SHEP JONES LANE, SAINT JAMES, NEW YORK 11780**

WHEREAS, Avalon Nature Preserve, Inc. ("Avalon"), owner of the premises located at 17 & 21 Shep Jones Lane (SCTM: 0801-003.000-03.00-004.000, 005.001, 005.002 & 05.000-01.00-025.000), has applied to the Village of Head of the Harbor Board of Trustees ("Board of Trustees"), pursuant to Section 165-23(B)(3) of the Village Code, seeking a special permit to operate an agricultural use (farm) known as "Birdsfoot Farm" on the former Perry Farm property (the "Project"); and

WHEREAS, Avalon's Project also requires site plan approval from the Village of Head of the Harbor Planning Board ("Planning Board") and Zoning Board of Appeals ("Zoning Board"), which applications have been filed or will be filed in the near future; and

WHEREAS, the State Environmental Quality Review Act and its implementing regulations (SEQRA) requires that the significant adverse environmental impacts associated with the Project be identified, studied, and mitigated to the extent practicable before any final action on the special permit is taken; and

WHEREAS, on November 16, 2022, the Board of Trustees classified the Project as a Type I Action pursuant to SEQRA and declared its intent to serve as Lead Agency for purposes of a coordinated environmental review; and

WHEREAS, on November 21, 2022, the Board of Trustees circulated its Notice of Intent to all involved agencies; and

WHEREAS, on January 20, 2023, following the expiration of the 30-day objection period, the Board of Trustees adopted a resolution declaring itself Lead Agency; and

WHEREAS, the Board of Trustees has reviewed the application, including the Village of Head of the Harbor Full Environmental Assessment Form, Part 1, dated May 4, 2022, and the Planning Board Report and Recommendation, adopted November 8, 2022; and

WHEREAS, the Board of Trustees has prepared the attached Full Environmental Assessment Form, Parts 2 and 3, and has consulted with the Village Planner, Village Engineer, and Village Attorney to their satisfaction;

NOW THEREFORE, BE IT RESOLVED, that upon the attached FEAF, Parts 2 and 3, and the Reasoned Elaboration in support, the Board of Trustees hereby:

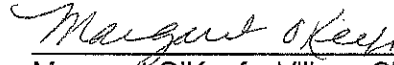
- 1) adopts a **Negative Declaration of Environmental Significance** with respect to the Project; and
- 2) directs the Village Clerk to publish this determination of significance immediately on the Village's website and in the Environmental Notice Bulletin (ENB) in a manner prescribed

by the Department of Environmental Conservation, and to mail copies hereof to the Applicant and all Involved Agencies.

WHEREUPON, on motion by Trustee White, seconded by Trustee Van Vechten, the foregoing resolution was adopted at a duly noticed meeting of the Board of Trustees held on Wednesday, February 15, 2023, with the members of the Board voting as follows:

Douglas A. Dahlgard, Mayor	Aye
Daniel W. White, Deputy Mayor	Aye
Judith C. Ogden, Trustee	Absent
L. Gordon Van Vechten, Trustee	Aye
Jeffrey D. Fischer, Trustee	Absent

Filed in the Office of the Village Clerk on the 15 day of February, 2023.



Margaret O'Keefe, Village Clerk

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :	Birdsfoot Farm
Date :	2/16/23

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

NO

YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please see attached Reasoned Elaboration in support.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
None.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Head of the Harbor Board of Trustees _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

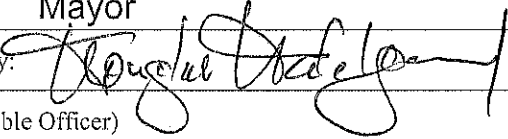
C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: **Birdsfoot Farm**

Name of Lead Agency: **Village of Head of the Harbor Board of Trustees**

Name of Responsible Officer in Lead Agency: **Douglas Dahlgard**

Title of Responsible Officer: **Mayor**

Signature of Responsible Officer in Lead Agency: 

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Margaret O'Keefe, Village Clerk

Address: 500 N. Country Road, St. James, NY 11780

Telephone Number: 631-584-5550

E-mail: okeeffem@optonline.net

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

**VILLAGE OF HEAD OF THE HARBOR
BOARD OF TRUSTEES**

**REASONED ELABORATION SUPPORTING A NEGATIVE DECLARATION OF
ENVIRONMENTAL SIGNIFICANCE FOR PURPOSES OF SEQRA ENVIRONMENTAL
REVIEW ON BIRDSFOOT FARM f/k/a PERRY FARM
17 & 21 SHEP JONES LANE, SAINT JAMES, NEW YORK 11780**

The Village of Head of the Harbor Board of Trustees ("BOT"), as Lead Agency for purposes of a coordinate environmental review pursuant to the State Environmental Quality Review Act (SEQRA), makes the following findings in support of its Negative Declaration of Environmental Significance for the above-referenced project in the Village of Head of the Harbor, New York (the "Village").

The proposed action is the operation of an agricultural use (farm) in a residential district of the Village and the construction and/or renovation of buildings and structures for agricultural, administrative and/or educational use. Pursuant to Section 165-23 [B][3] of the Village Code, the proposed farm is an "agricultural pursuit" requiring a special permit from the BOT. Pursuant to Section 81-24[F], the special permit is a Type I Action for purposes of SEQRA.

The subject property consists of approximately 100.43 acres that was historically operated as farmland (Perry Farm, and later Lund Farm). The Sponsor proposes to construct several new structures and enclosures, to renovate certain existing buildings, and to make other site improvements to restore the property to a commercial farm. Specifically, the Sponsor proposes to, among other improvements:

- Construct an animal barn, hoop house, greenhouse, sheep shed, and pump house.
- Renovate and model the existing staff office, farm manager's office, woodshop, and storage barns.
- Improve and/or update fencing, signage, driveways, parking areas, utilities, drainage, and sanitary facilities.
- Create new driveways and parking areas.

At the outset, it is noted by the BOT that the project site has a history of agricultural use as a farm. Consequently, restoring the site to its prior function will not introduce any use(s) or impact(s) that did not exist previously, provided the project does not call for overdevelopment or for any use that is inconsistent with an agricultural use of the site. Upon review of the application and all other documents and information received, the BOT finds that the project is consistent with the property's agricultural past; is consistent with the surrounding neighborhood, and with Village character; and will not overdevelop the project site.

Nevertheless, to determine whether a proposed Type I or Unlisted action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria below.

These criteria are considered indicators of significant adverse impacts on the environment:

- (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems**

There is nothing in the record before the BOT indicating that the project will: have a significant adverse impact on air quality, ground or surface water quality or quantity; result in substantial increase in traffic, noise, solid waste production, erosion, flooding, leaching, or drainage. The Sponsor has demonstrated that there will be adequate drainage onsite for all existing and proposed buildings, structures, and hardscapes. The Sponsor has demonstrated that the project will not result in traffic levels that will impair the function of the existing road network within the Village.

- (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources**

The project site is a former farm, and will be restored to use as a commercial farm. Therefore, the project will not result in the destruction of large quantities of vegetation or fauna. There is nothing in the record before the BOT indicating that the project site is habitat for threatened or endangered species of animal or plant, nor a migratory path for resident or migratory fish or wildlife species.

- (iii) the impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part**

The project site is not within a Critical Environmental Area; it is a former farm.

- (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted**

The project is consistent with the Village's zoning code, which serves as the Village's official planning document. It is also consistent with the historical use of the project site as a farm.

- (v) the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character**

There is nothing in the record before the BOT indicating that the project will have any impact on nearby historical, archeological, or architectural resources within or surrounding the project site. The BOT specifically finds that the restoration of the project site as a commercial farm will enhance aesthetic resources and community character within the Village.

- (vi) a major change in the use of either the quantity or type of energy**

There is nothing in the record before the BOT indicating that the project will cause a major change in the use of either the quantity or type of energy.

- (vii) the creation of a hazard to human health**

There is nothing in the record before the BOT indicating that the project will create a hazard to human health.

- (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses**

The project will support the agricultural use of the project site and maintain large areas for agricultural use and open space. Accordingly, no significant adverse impact on these resources is reasonably expected.

- (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action**

The project will not include new housing, lodging, or any other use that might bring large numbers of people into the Village for more than a few days.

- (x) the creation of a material demand for other actions that would result in one of the above consequences**

There is nothing in the record before the BOT indicating that this criterion should be of concern.

- (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment**

There is nothing in the record before the BOT indicating that this criterion should be of concern.

- (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision**

There is nothing in the record before the BOT indicating that this criterion should be of concern.

For all these reasons, the BOT adopts the Negative Declaration of Environmental Significance set forth in the Full Environmental Assessment Form, Part 3, annexed hereto.

Dated: February 15, 2023