

Project :

Date :

**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.

1. The proposed use of the premises would be a self-contained drive-thru safari amusement/recreational use on the premises known as Tax Map Parcel 33.1-1-5.2, as more fully depicted upon the drawings/site plan known as "The Wild Animal Drive-Thru Safari", prepared by SeGuin Land Surveying, PLLC (Forest L. SeGuin, P.L.S.), dated \_\_\_\_\_, 202\_\_, as last revised;

2. The commercial use would consist of an amusement/recreational park to display zoo animals at the site, as depicted upon the plans;

3. The use would operate a seasonal safari proposed to be open from April 1st through October 31st;

4. There are no other proposed uses for the site, such as retail sales, food preparation and sales, other recreational uses or picnic areas;

5. All existing and proposed structures are depicted upon the plan and map;

6. A circuitous road has been constructed on this site;

7. Hours of operation of the use would be:

- a. Monday through Friday - 10:00 a.m. to 5:00 p.m.;
- b. Saturday - 9:30 a.m. to 6:00 p.m.;
- c. Sunday - 9:30 a.m. to 5:00 p.m.

8. The site contains approximately 40.03+ acres of total land area;

9. The site is generally open land area with multiple structures shown on the plans;

10. The premises are zoned Commercial along Lakeport Road and agricultural to the rear of the premises;

11. A proposed opaque wooden fence and screening will be implemented to address the demonstrated noise, light and odor impacts, as surrounding properties are single-family homes, all as shown on the PDD Plan;

12. The premises contain no wastewater treatment system;

CONTINUED ON NEXT PAGE

**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

13. The premises have availability to public water;
14. The use would utilize an ingress/egress located off of a County Highway (Lakeport Road);
15. The premises contain four (4) existing pond areas located on the site, a front parking que area for the admission of vehicles into the safari and travel roads used by visitors within the safari area;
16. Structures on the site include barns of various dimensions, an existing house, outbuildings, various animal enclosures, a gate and existing fencing;
17. Proposed structures are as depicted on the proposed Planned Development Plan;
18. Existing signage and proposed signage are also characteristics of the use;
19. Parking on the site includes the use of the former overflow parking area, previously approved by resolution of the Town of Sullivan Planning Board on April 3, 2018, which now will become a parking queuing area for entrance into The Wild Drive-Thru Safari;
20. Visitors to the park will ingress and egress from Lakeport Road and be directed to an appropriate area for stacking of vehicles to enter the drive-thru safari;
21. The applicant proposes to provide sufficient personnel to ensure safe traffic flow from Lakeport Road into the commercial facility;
22. Numerous complaints have been received regarding the physical operation of the safari since it has opened in the Spring of 2020, including documented complaints regarding dust, traffic, parking of vehicles on neighboring properties, etc.;
23. Additional complaints have been received regarding offensive odors from animal waste;
24. There have been no identified concerns with geological features or unique or unusual landforms on the site;
25. There have been no identified significant issues relating to loss of flora or fauna on the site, as the area has been previously disturbed;
26. With the exception of offensive odors from animal waste, there have been no other identified impacts to air or air quality from the use;
27. There have been no identified impacts to agricultural resources;
28. There have been complaints regarding aesthetics of the property from neighbors concerning the commercial operation adjacent to their premises. However, appropriate screening and distancing properly installed and maintained would act to mitigate those impacts;
29. There have been no identified historic or archeological resources associated with this site and therefore no impacts to same;
30. The property has not been identified as a Town open space or recreational area;
31. There are no critical environmental areas located within the Town of Sullivan;
32. There have been no identified negative impacts caused by an increase in the use of any form of energy related to the project;
33. There have been no identified impacts on human health with regard to the use;
34. The Town Board has received correspondence from the New York State Department of Environmental Conservation (Cynthia Hill, Environmental Analyst), dated July 9, 2020, indicating that based on NYSDEC reconnaissance the development as presented would not impact the existing State wetland located on and adjacent to the area. This correspondence further determined that there are no other mapped Stated water bodies;
35. The correspondence from NYSDEC did however state that NYSDEC records indicate the potential presence of a threatened marsh bird, the Upland Sandpiper, living within the vicinity of the project. It is not anticipated that the proposed project would have any impact on this protected species;
36. The NYSDEC correspondence further reiterated prior correspondence from the NYSDEC dated June 25, 2020 (Matt Kazmierski) which noted that the project would require a stormwater permit and preparation of a Stormwater Pollution Prevention Plan ("SWPPP");
37. The NYSDEC correspondence advised the project sponsor (Jeffrey Taylor II) of these findings, concerns and the need for potential NYSDEC permits;
38. A SWPPP has been prepared and submitted by the applicant. The document was prepared by Corey McWilliams, CPESC (GZA GeoEnvironmental of New York, P.C.), dated September 2020, and depicts the stormwater facilities that must be constructed and maintained;
39. The applicant will be and hereby is required to undertake the use of the premises in strict compliance with the September 2020 SWPPP and to construct a number of improvements referenced therein;
40. The applicant will be and is hereby required to enter into a Stormwater Maintenance Agreement to be recorded with the Madison County Clerk;
41. Concerns were raised by neighbors relative to increased traffic from this seasonal attraction based upon the observance of numerous cars during the height of the Coronavirus pandemic. In response, the applicant was requested to obtain a traffic assessment from a certified traffic consultant. Initially the applicant provided a hand-count of visitors to the project;
42. The self-reported data supplied by the applicant indicated a high volume of car visits to the site to be 771 with a low count of 95;
43. Subsequently, the Planning Board directed the applicant to obtain a professional opinion from a licensed traffic consultant. The applicant utilized GTS Consulting (Gordon T. Stansbury, P.T.O.E.) for the preparation of a report associated with traffic operations for The Wild Drive-Thru;
44. The Traffic Study's conclusions state that "[t]here are no concerns with existing traffic operations on Lakeport in the vicinity of The Wild Safari Drive-Thru. . . . There are ample gaps in traffic and clear sight lines in both directions to provide safe ingress and egress. Capacity analyses indicate that there are low delays on Lakeport Road and on the driveway exiting the site during both peak hours. There were no queuing concerns noted on the site and there is ample overflow space to accommodate any unusually high demand period";

45. The applicant has represented that he is in possession of all necessary Federal and State permits for the possession and display of the exotic animals located on the safari premises;
46. The applicant's plan for animal waste disposal to address health concerns and offensive odors as reported by neighbors is to utilize the waste as fertilizer in nearby pastures, all other waste is proposed to be collected and dumped in the Animal Park's 30' x 18' x 6' concrete holding bin (manure pit). From there the waste will be moved off-site and spread at one of three farms located on New Boston Road as field fertilizer;
47. The proposed SWPPP also addresses potentials for flooding. The land is generally level and it is not anticipated that flooding would occur;
48. While there have been documented complaints regarding noise, odor and light from the project, the Planning Board's recommended Planned Development Plan elements, including opaque fencing to block noise and light, would tend to mitigate such impacts;
49. The proposed Planned Development Plan, which is an integral part of this Local Law approval, contains specific terms for the use of the premises as a drive-thru Safari, which terms will tend to address the identified negative impacts of the Safari operation if the property owner implements and adheres to these terms and measures;
50. The applicant has submitted a safety plan to the North Chittenango Volunteer Fire Company, which plan has been deemed acceptable by the Fire Company for emergency services to the site

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ 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:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

**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>