

Jeffery D. Palumbo  
Partner

April 9, 2020

**VIA EMAIL**

Ronald Ruffino, Sr., Supervisor  
Town of Lancaster Town Board  
21 Central Avenue  
Lancaster, NY 14086

Re: Stutzman Subdivision  
Draft Scoping Document  
Town of Lancaster Town Board - Town of Lancaster

Dear Supervisor and Councilmembers:

Enclosed is a copy of the Draft Scoping Document being submitted on behalf of the Project Sponsor in accordance with the positive declaration issued by the Town Board on March 2, 2020 pursuant to the State Environmental quality Review Act (“SEQRA”).

The positive declaration issued by the Town Board directed that the Applicant prepare and submit a draft scope and submit to the Town Board.

6 NYCRR Part 617.8 of the SEQRA Regulations (titled “Scoping”) sets forth the requirement for scoping and the goals of scoping as stated in 6 NYCRR Part 617.8(a) are as follows:

“The primary goals of scoping are to focus the EIS on potentially significant adverse impacts and to eliminate consideration of those impacts that are irrelevant or not significant. Scoping is required for all EISs (except for supplemental EISs), and may be initiated by the lead agency or the project sponsor.”

The Project Sponsor is requesting that the Draft Scoping Document be provided to involved agencies as required by 6 NYCRR Part 617.8(c) so that they can provide their input based on a review of the Draft Scoping Document.

The Draft Scoping Document contains the required information as set forth in 6 NYCRR Part 617.8(e)(1) to (5) as follows:

1. A brief description of the proposed action;
2. The potentially significant adverse impacts identified both in Part 3 of the environmental assessment form and as a result of consultation with the other involved agencies and the public, including an identification of those particular aspect(s) of the environmental setting that may be impacted;
3. The extent and quality of information needed for the preparer to adequately address each impact, including an identification of relevant existing information, and required new information, including the required methodology(ies) for obtaining new information;
4. An initial identification of mitigation measures; and
5. The reasonable alternatives to be considered.

It is important to mention that pursuant to 6 NYCRR Part 617.8(h), the Town Board has sixty (60) days to issue a Final Scoping Document and if this does not occur a project sponsor may prepare and submit a Draft Environmental Impact Statement (“DEIS”) consistent with the submitted Draft Scoping Document.

I have emailed a copy of the enclosed draft Scoping Document to Charles Malcolm, Special Counsel and Kevin Loftus, Town Attorney.

Thank you for your anticipated cooperation.

Very truly yours,

*Jeffery D. Palumbo*

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JDP:cck  
Enclosure  
20216878.1

Cc: Councilmember Adam Dickman  
Councilmember Robert Leary  
Councilmember David Mazur  
Charles Malcolm, Esq., Special Counsel  
Kevin Loftus, Esq., Town Attorney  
Diane Terranova, Town Clerk  
Matthew Fischione, Supervising Code Enforcement Officer  
Angelo Natale