

## SCHEDULE 1

Attached to and forming a part of the Full Environmental Assessment Form  
regarding  
Town of Preble Town Board consideration of an amendment to the Town's Zoning Law  
(specifically, consideration of enactment of Local Law No. [ ] of 2014)

***Environmental Assessment Form Part 1,  
Supplement to Section A ('Project and Sponsor Information'),  
Description of Proposed Action (include purpose or need)':***

The Town of Preble is considering the adoption of a local law which, if enacted, will amend and supplement the Preble zoning code in certain respects. The primary effect of the amendment, if enacted, will be to: further confirm that any uses not expressly articulated as allowed are prohibited within the Town; add certain new definitions and change certain existing definitions; and modify and add certain provisions regarding pre-existing, legal non-conforming uses, and variances.

Without limiting the generality of the foregoing, the zoning amendment being considered clarifies and provides that large scale propane facilities, natural gas and/or petroleum exploration activities, natural gas and/or petroleum extraction activities, natural gas and/or petroleum exploration, extraction or production wastes disposal/storage facilities, natural gas and/or petroleum exploration, extraction or production wastes dumps, natural gas compression facilities, natural gas processing facilities, underground injection of natural gas and/or petroleum extraction, exploration or production wastes, and underground natural gas storage (as those terms are respectively defined in the zoning amendment being considered) are prohibited within the Town. The land uses listed above in this paragraph are sometimes collectively referred to here as the "Explicitly Prohibited Uses."

'Purpose and Need' are set forth in detail in the 'Authority and Intent,' 'Findings of Fact,' and 'Purposes' sections, respectively, of the Appendix which is attached to and forms a part of the zoning code amendment which is the subject of this Full Environmental Assessment Form, and include the following:

- a) Many residents of Preble are dependent upon aquifers and wells for life-sustaining water; maintaining the quality of water resources within the Town is critical to protecting the natural environment of the Town, the general health and welfare of Town residents, and the local economy. Certain of the Explicitly Prohibited Uses have the potential to damage surface and ground water resources, in the event of (by way of example) human error, power outages, flooding or other natural disasters, or engineered materials and structures experiencing stresses beyond those for which they were designed. Water pollution is hazardous to the public health. If a domestic water source is contaminated, remediation is time and cost intensive, and may not restore the water resource to a quality acceptable for domestic use;
- b) Preble's rich natural environment is a valuable asset that creates a sense of identity and well

being for residents of the area. Preserving and protecting the Town's agricultural, scenic, recreational, and other natural resources of the Town is important for both a healthy environment and vibrant economy. Aesthetic issues are real and evoke strong reactions from people. They also deeply affect the way people feel about a place, and affect whether businesses will want to locate within, or people will want to live in and visit, a place;

- c) Allowing certain of the Explicitly Prohibited Uses to take place within Preble could impair the existing character of our Town, because by their very nature such activities have the potential to produce a combination of negative impacts upon the environment and people living in or in proximity to the areas or communities in which such activities are located. Such negative impacts may include, without limitation, traffic, noise, vibrations, fumes, damage to roadways, degradation of water quality, degradation of air quality, decreased availability of affordable housing, damage to and loss of agricultural lands and soils, damage to and loss of open space, natural areas and scenic views, the fragmentation of natural communities and valuable wildlife and flora corridors, and decreased recreational opportunities;
- d) If one or more of the Explicitly Prohibited Uses are conducted within Preble, traffic generated thereby could be hazardous or inconvenient to the inhabitants of the Town and could be dangerous to pedestrians (especially children), cyclists, and motorists, and could result in traffic congestion that could delay emergency response times for medical emergencies, fires and accidents. Certain of the Explicitly Prohibited Uses typically involve a large volume of heavy vehicles, and accidents involving heavy vehicles have greater potential for death or serious injuries and property damages than those involving smaller vehicles. Further, such accidents are more likely to occur on roads (such as many roads in our Town) that have sharp corners, narrow lanes, short sight lines, and overall limited roadway geometries. Thus, an increased volume of heavy vehicular traffic may cause, contribute to, or create unsafe conditions for the traveling public and thus place a strain on emergency responders. Increased heavy vehicular traffic also tends to increase air pollution and noise levels, and decrease the quality of life and property values for those living nearby. Roads are a critical public resource and constitute a major investment of the public's money. Our Town is not in a position to bear the high costs associated with the road use impacts that often accompany many of the Explicitly Prohibited Uses;
- e) If one or more of the Explicitly Prohibited Uses are conducted within the Town, the air pollution, dust, noise, vibrations, and odors generated thereby (whether onsite or by truck traffic to and from the proposed site of such activities) could be hazardous or inconvenient to the inhabitants of the Town. Air pollution is a known hazard to the public health; and
- f) The high costs associated with the disposal of Natural Gas And/Or Petroleum Extraction, Exploration Or Production Wastes (as that term is defined in the zoning amendment that is the subject of this Full Environmental Assessment Form) have in other localities resulted, and could in our Town result, in persons seeking to avoid such costs by depositing such material along roadways, in vacant lots, on business sites, in the private dumpsters of others, or in other unauthorized places. Such activities could pose a hazard to the public health, safety, and welfare of the inhabitants of the Town.

**Environmental Assessment Form Part 1,**  
**Supplement to Section F ('Additional Information'):**

The Proposed Action that is the subject of this Full Environmental Assessment Form involves a direct legislative action by the Town Board of the Town of Preble, and so is not a specific construction project on a specific site, and will not result in any direct or indirect physical changes to real property or land use.

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