

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Adoption of a Local Law Amending Chapter 346 to Regulate Package Wastewater Treatment Plants		
Project Location (describe and attach a general location map): Town of Bethel, Sullivan County, NY		
Brief Description of Proposed Action (include purpose or need): A local law to amend zoning to add a section regulating package wastewater treatment systems including new use and bulk requirements, definitions, and the applicability, general regulations, review/submissions, review standards, conditions of approval, design and construction standards, inspection rules, establishment of wastewater management districts, operation standards, regulations pertaining to the financial security, performance guarantees, fees, escrow, and reserve funding for these systems, and enforcement and appeals provisions.		
Name of Applicant/Sponsor: Town of Bethel Town Board	Telephone: 845-583-4350 ext 101	E-Mail: townclerk@townofbethel.ny.gov
Address: 3454 State Route 55 PO Box 300		
City/PO: White Lake	State: NY	Zip Code: 12786
Project Contact (if not same as sponsor; give name and title/role): Daniel Sturm, Town Supervisor	Telephone: 845-583-4350 ext 102	E-Mail: supervisor@townofbethel.ny.gov
Address: 34554 State Route 55		
City/PO: White Lake	State: NY	Zip Code: 12786
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☐ No or Village Board of Trustees	Town Board adoption	Introduced 9/9/26
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Planning Board referred for advisory opinion	9/9/26
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	County Planning Board for 239-m review	9/9/26
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☐ Yes ☐ No		
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☒ Yes ☐ No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☐ Yes ☒ No If Yes, identify the plan(s):	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? ☒ Yes ☐ No If Yes, identify the plan(s): The Town has a municipally adopted farmland protection plan	

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☒ Yes ☐ No

If Yes, identify the elements of the plan that are relevant to the action:

The comprehensive plan addresses climate change as does the Town's Climate Plan. This action is consistent with recommendations as it will protect water quality and the environment - indirectly tied to climate change.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Applicable to application in all zoning districts except PA and SR. It is not applicable within any sewer district.

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No
If Yes, what is the proposed new zoning for the site? This is oriented solely to the use of package wastewater trt plants.

C.4. Existing community services.

a. In what school district is the project site located? Monticello, Liberty and Sullivan west Central School Districts

b. What police or other public protection forces serve the project site?
NYS Police, County Sheriff, local constable

c. Which fire protection and emergency medical services serve the project site?
Jeffersonville, Kauneonga Lake, Kenoza Lake, Smallwood-Mongaup Valley, Swan Lake, and White Lake districts

d. What parks serve the project site?
Forest Park at Smallwood, Dog Park, Pool and Park, Lake Superior State Park, KL Boat Launch

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No i. If No, anticipated period of construction: _____ months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____																								
f. Does the project include new residential uses? ☐ Yes ☐ No If Yes, show numbers of units proposed. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 20%; text-align: center;"><u>One Family</u></th> <th style="width: 20%; text-align: center;"><u>Two Family</u></th> <th style="width: 20%; text-align: center;"><u>Three Family</u></th> <th style="width: 25%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>						<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	_____	At completion	_____	_____	_____	_____	of all phases	_____	_____	_____	_____
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At completion	_____	_____	_____	_____																				
of all phases	_____	_____	_____	_____																				
g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☐ No If Yes, i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet																								
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No If Yes, i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____																								
D.2. Project Operations																								
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☐ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes: i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____																								

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: _____

• Name of district: _____

• Does the existing wastewater treatment plant have capacity to serve the project?

☐ Yes ☐ No

• Is the project site in the existing district?

☐ Yes ☐ No

• Is expansion of the district needed?

☐ Yes ☐ No

• Do existing sewer lines serve the project site?

☐ Yes ☐ No

• Will a line extension within an existing district be necessary to serve the project?

☐ Yes ☐ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☐ No

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☐ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)? _____

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties?

☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?

☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: _____ ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____			
n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No Describe: _____			
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____			
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____			
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☐ No If Yes: i. Describe proposed treatment(s): _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No			

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:

- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:

- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?

☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): ii. If mix of uses, generally describe:			
b. Land uses and cover types on the project site.			
Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total) • Industrial or manufacturing • Commercial • Residential			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: _____			

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No • If Yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____																
E.2. Natural Resources On or Near Project Site																
a. What is the average depth to bedrock on the project site? _____ feet																
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;"></td> <td style="border-bottom: 1px solid black; width: 10%; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		%		%		%										
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d. What is the average depth to the water table on the project site? Average: _____ feet																
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td>☐ Well Drained:</td> <td style="border-bottom: 1px solid black; width: 10%; text-align: right;">%</td> <td style="border-bottom: 1px solid black; width: 80%;"></td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	☐ Well Drained:	%		☐ Moderately Well Drained:	%		☐ Poorly Drained	%								
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td>☐ 0-10%:</td> <td style="border-bottom: 1px solid black; width: 10%; text-align: right;">%</td> <td style="border-bottom: 1px solid black; width: 80%;"></td> </tr> <tr> <td>☐ 10-15%:</td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	☐ 0-10%:	%		☐ 10-15%:	%		☐ 15% or greater:	%								
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g. Are there any unique geologic features on the project site? ☐ Yes ☐ No If Yes, describe: _____																
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☐ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 10%;">Classification _____</td> <td style="width: 40%;"></td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> <td></td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> <td></td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="3">_____</td> </tr> </table>	• Streams:	Name _____	Classification _____		• Lakes or Ponds:	Name _____	Classification _____		• Wetlands:	Name _____	Approximate Size _____		• Wetland No. (if regulated by DEC)	_____		
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• Wetland No. (if regulated by DEC)	_____															
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If Yes, name of impaired water body/bodies and basis for listing as impaired: _____																
i. Is the project site in a designated Floodway? ☐ Yes ☐ No																
j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No																
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No																
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No If Yes: i. Name of aquifer: _____																

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☐ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☐ No
c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☐ No
ii. temperature extremes (hot or cold)? ☐ Yes ☐ No
iii. extreme storms, including high winds? ☐ Yes ☐ No
iv. landslides? ☐ Yes ☐ No
v. coastal erosion? ☐ Yes ☐ No
vi. stormwater flooding? ☐ Yes ☐ No
vii. other climate or weather hazards? ☐ Yes ☐ No If Yes, describe: _____

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town of Bethel Town Board Date 10/15/26

Signature [Signature] Title Town Supervisor

Section F. FEAF Part I. Further Explanation of Action

Narrative Overview of the Town of Bethel Package Wastewater Treatment Plant Law

The proposed Package Wastewater Treatment Plant Law is intended to strengthen the Town's ability to protect water resources while providing a carefully regulated wastewater option for certain developments where individual septic systems may not be practical or environmentally appropriate. It is designed to be consistent with the adopted Town of Bethel Comprehensive Plan. The Action will provide the Town with the following:

A stronger local review process

The law creates a comprehensive local review process for new privately owned package wastewater treatment plants. These facilities would not simply be allowed as an accessory component of a development. They require specific Town approvals and are reviewed with the development they are intended to serve.

An applicant must demonstrate that a package plant is appropriate for the site and development. This includes evaluating wastewater alternatives, demonstrating site and water capacity, providing engineering information, and addressing ownership, operations, maintenance, emergency response, and financial capability. The Town may also use independent engineering, environmental, financial, and legal professionals to evaluate a proposal, with the applicant responsible for the reasonable cost of that review. Importantly, local law supplements, rather than replaces, State and County regulation. Applicants remain responsible for obtaining all required approvals from agencies such as NYSDEC, NYSDOH, and the Sullivan County Department of Public Health.

Protecting Bethel's water resources

Water-quality protection is a central purpose of the law. The Town's review must consider whether a proposed facility protects public health and water quality, has adequate capacity, is technically feasible, has sufficient water available to support the proposed development, minimizes environmental impacts, and has adequate plans for long-term operation, maintenance, emergencies, and reserve funding.

The law also establishes additional local design and siting safeguards. Among other provisions, package plants must be set back from streams, wetlands, lakes, and other watercourses; cannot be constructed within floodways, 100-year floodplains, wetlands, or wetland buffers; and must maintain an undeveloped buffer between the plant and receiving waters. Facilities must be designed to accommodate projected flows and seasonal fluctuations and provide reserve capacity where necessary. Critical components must have redundancy so that treatment can continue when equipment fails, and facilities must incorporate remote monitoring and alarm capabilities.

Planning for the facility's entire life—not just its construction

One of the most significant features of the law is its emphasis on long-term management. Approval of a well-designed plant at the beginning of a development does little to protect water quality if the plant deteriorates ten, twenty, or thirty years later because equipment was not maintained, money was not reserved for replacement, or responsibility for the system became unclear.

For that reason, the law establishes a Wastewater Management District for each approved package plant. This is importantly different from creating a conventional public sewer district. The package plant remains privately owned, and its owner remains legally responsible for its operation, maintenance, repair, replacement, and regulatory compliance. The Town's role is one of oversight—including inspection, monitoring, recordkeeping, fee collection, enforcement, and emergency response.

The operator must conduct required inspections, sampling, maintenance, reporting, permit compliance, and emergency response and establish a preventive maintenance program. An annual report to the Town Board will provide information about treatment performance, permit compliance, maintenance and repairs, equipment failures, reserve balances, anticipated capital needs, and recommended improvements. This creates an ongoing public record of how the facility is performing rather than allowing municipal involvement to end once construction is completed.

Preparing financially for repairs and emergencies

The law also addresses one of the most difficult issues associated with privately developed wastewater infrastructure: who pays when equipment wears out, or something goes wrong? Each Wastewater Management District will have a dedicated Wastewater Oversight and Reserve Fund supported by system users and owners. Funds may support inspections, engineering review, administration, enforcement, emergency response, and other costs associated with municipal oversight.

A separate Capital Repair and Emergency Reserve Account provides resources for major equipment replacement, structural repairs, emergency repairs, failure of critical equipment, and actions needed to prevent permit violations, environmental contamination, or threats to public health and safety. Before the first Certificate of Occupancy is issued, the owner must make an initial reserve deposit based upon anticipated capital repair and replacement needs. The Town may subsequently adjust the required reserve to ensure that adequate funds remain available as the system ages.

Supporting appropriate development while protecting the community

The Package Wastewater Treatment Plant Law is not intended to prohibit this type of wastewater technology. Rather, it establishes the conditions under which it can be used responsibly. Package plants may make certain forms of development possible where individual septic systems would be impractical, but the law requires that such development demonstrate that the proposed wastewater solution is environmentally sound, technically reliable, professionally managed, and financially sustainable. The law specifically recognizes that decentralized community wastewater systems can be an environmentally sound alternative where soil conditions, groundwater conditions, development density, or other site constraints make conventional wastewater disposal impractical.

Taken together, the law establishes a “life-cycle” approach to wastewater management. It addresses the facility from initial site selection and environmental review through engineering, construction, startup, operation, monitoring, maintenance, equipment replacement, emergency response, and long-term financing. That is the principal benefit of the law: it does not assume that issuing a permit today is enough to protect Bethel tomorrow.

Conclusion

Adoption of the proposed Local Law is not anticipated to result in any significant adverse environmental impacts. The Local Law is regulatory in nature and does not authorize or construct any specific wastewater treatment facility or development project. Rather, it establishes additional local review, siting, design, operational, monitoring, financial, and emergency-response requirements intended to protect groundwater, surface waters, wetlands, drinking water supplies, public health, and other environmental resources.

The Local Law requires each future package wastewater treatment plant to undergo special use permit and site plan review and requires the Planning Board to determine that the proposed system is the environmentally preferable wastewater alternative and that the underlying development is independently appropriate for the site. It also preserves applicable State, County, and federal permitting requirements and establishes ongoing Town oversight, inspection, compliance monitoring, and emergency-response provisions. Future applications will remain subject to SEQR and must provide information addressing groundwater, receiving waters, drainage, stormwater, operations and maintenance, and emergency response.

Accordingly, adoption of the Local Law itself will not directly result in land disturbance, construction, wastewater discharge, increased development density, or other physical changes to the environment. Instead, it establishes a more protective regulatory framework for evaluating future proposals and reducing the potential for adverse environmental impacts associated with package wastewater treatment systems.