



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
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Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

02 of the year 20 25

Local Law Title: To repeal and replace the Village of Turin Rural Development Code "Local Law 01-2002"

with

Village of Turin Land Use Regulations "Local Law 02-2025" adopted 10/21/2025

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

☐ County ☐ City ☐ Town ☒ Village
(Select one)

of Turin as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number 02 of 2025 of the (County)(City)(Town)(Village) of Turin was duly passed by the Board of Trustees on October 21st 2025 in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 _____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 _____ became operative.

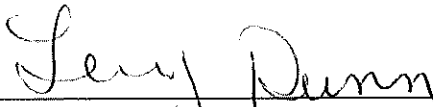
6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 _____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 _____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph ¹ _____ above.

(Seal)



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

October 21st, 2025

(Date)

The Village of Turin Land Use Regulations

Local Law 02-2025
Adopted: 10/21/2025

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PART 1. LAND USE REGULATIONS

Article A. Title

This section of the code shall be called "The Village of Turin Land Use Regulations."

Article B. Purpose

The objectives of the Land Use Section are to:

1. Provide for the controlled growth of residential and commercial use of land consistent with the economic and social needs of the community without interfering with existing land use.
2. Preserve the Village's natural resources.
3. Promote the health, safety and general welfare of the community consistent with the objectives of Article 7 of the Village Law.
4. Be aware of and consistent with the goals and policies common to adjacent communities.
5. To make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor.
6. To protect current and potential sources of groundwater to ensure a continued dependable, high quality, affordable water supply.

Article C. Single Zone

1. For the purpose of this law, the entire jurisdiction of the Village of Turin shall be considered as within a single unnamed zone, and the application of this law shall be uniform throughout the Village.
2. The Village has adopted numerous overlay districts to ensure the harmonious development of land uses within the respective overlay districts, including the following:
 - a. **Wellhead Protection Overlay District 1:** This is an established overlay district within the Village of Turin that monitors and limits development near the Village of Turin's water supply wells to the West of Route 26 near the Village Park. See Attachment 1 for the mapped representation of this district.
 - b. **Wellhead Protection Overlay District 2:** This is an established overlay district within the Village of Turin that monitors and limits development near the Village of Turin's water supply. See Attachment 1 for the mapped representation of this district.
 - c. **Wellhead Protection Buffer:** The Wellhead Protection Plan established a 1500-foot buffer surrounding the Village of Turin's water wells. Activities within this zone shall comply with the Wellhead Protection Plan adopted in 1998, in addition to the applicable Wellhead Protection Overlay District regulations. Attachment 1 shows the buffer zone, as amended from time to time.
 - d. The Village hereby adopts the Village of Turin Solar Energy Overlay District (Attachment 2) to determine the placement of such large solar energy systems to ensure public health, safety, and welfare will not be jeopardized. Only parcels with the Village boundaries identified on the map in orange are allowed for the siting of large solar energy systems. The Village of Turin is completely within the Town of Turin; however, the Village has no authority over parcels identified outside the Village bounds.
 - i. Strong consideration was given to the formulation of the Village of Turin Solar Overlay District, including: the locations based on the potential visual impacts on scenic vistas, in addition to the idle space necessary for such development. It should be noted that this Solar Overlay District has been built from the foundation outlined in the 2021 Lewis County Agricultural Enhancement Plan where Priority Farmland was identified through a variety of factors, including the amount of road frontage,

percentage of high-quality soils, percentage of parcel available for farming, and whether it is a parcel with a primary agricultural use.

Article D. Permitted Uses

Permits for the following uses shall be issued by the Enforcement Officer when the applicant has satisfactorily met the requirements in this code:

1. One and two-family dwelling (ZP)
2. Individual manufactured homes (ZP)
3. Agricultural structures (ZP)
4. Home occupations (ZP)
5. Accessory structures for one and two-family dwellings or individual manufactured homes (ZP and/or SPR)
6. Small solar energy systems (ZP)
7. Medium solar energy systems (SPR)

(ZP) requires building and respective zoning permit; (SPR) requires site plan review approval and relative building and zoning permits.

Article E. Special Uses

All land use activities on the following list are special uses and shall require an approved site plan review application and approved special use permit by the Planning Board before a permit may be issued by the Enforcement Officer.

1. Any use involving the alteration of three or more acres of land, excluding customary agricultural uses such as pasturing and crop raising.
2. Travel trailer parks and campgrounds.
3. Manufactured home parks.
4. Large solar energy system
5. All nonresidential structures and uses, except agricultural structures and uses.
6. Multiple family dwellings (three or more dwelling units) including homes for the aged.
7. Subdivision of land into five or more lots, or any re-subdivision of land.
8. Any "Type I" action as defined under Article 8 of the Environmental Conservation Law, "State Environmental Quality Review Act," Part 617 of Title 6.
9. Any use located within a designated floodplain.
10. Any use located within a distance of 100 feet from the average high-water mark of any stream, lake, pond, or swamp.
11. Any proposed use wholly or partially within Wellhead Protection Overlay Districts, except for the development of one and two-family dwellings, individual manufactured homes, or customary agricultural uses such as pasturing and crop raising.
12. Any alteration, reconstruction, or structural change of a nonconforming use or activity within Wellhead Protection Overlay Districts, except for residential structures and uses.

Article F. Special Use Requirements

1. **General:** All special uses will be reviewed by the Planning Board using the following requirements: the Village Turin Comprehensive Plan, Section 7-725 of the Village Law, and all other considerations necessary to promote the general safety and welfare of the community, and shall be approved, approved with modifications, or denied. Development must:
 - a. Be consistent with the goals of the community as stated in the Village of Turin Comprehensive Plan.

- b. Be compatible with existing natural resources such that the activity does not substantially alter their value or quality.
- c. Not interfere with existing nearby uses.
- d. Be designed according to all applicable sections of this code.

2. **Specific Review Requirements:**

- a. **Distance Between Principal Buildings:**
 - i. The minimum distance between buildings on one lot in all cases shall be equal to the height of the taller building at the point of closest proximity.
 - ii. In no case shall any point on any building be less than ten feet from any point on any other building.
- b. **Lot Coverage:** Maximum lot coverage for all development shall not exceed 50% of the gross land area.

3. The following standards apply to special uses as indicated:

- a. **Automobile Service Station:**
 - i. Minimum lot frontage: 250 feet.
 - ii. Minimum lot area: one acre.
 - iii. Minimum distance between pump islands and any public right-of-way: 20 feet.
 - iv. No exterior storage of dismantled or inoperative vehicles, vehicle parts or salvage materials shall be allowed.
- b. **Manufactured Home Parks:** Shall follow the same requirements established for major subdivisions in Part 2 of this code.
- c. **Campgrounds and Travel Trailer Parks:** A permit for a campground or travel trailer park may be granted for five-year periods and may be renewed at the end of that time. They must meet Part 7 of the New York State Sanitary Code and meet the following standards:
 - i. All sanitary and water facilities must be approved by the Enforcement Officer.
 - ii. Garbage disposal must be carried out on a regular basis, such that it does not constitute a nuisance or health hazard.
- d. **Parking for Public and Commercial Facilities:** This section is designed to reduce problems caused by inadequate or poorly designed parking facilities. All uses shall provide adequate off-road parking for all vehicles parked during typical peak use periods. Parking should be designed to eliminate the need to back out onto the public road. A list of specific minimum standards supplementary to the basic standard cited above is included as follows:
 - i. One parking space for every three seats in a public meeting place.
 - ii. One parking space for every employee at places of employment.
 - iii. One parking space per 250 square feet in a commercial establishment.
- e. **Gravel Pits:** No person shall mine more than 1,000 tons of material from the earth within one calendar year without applying for a permit from the Department of Environmental Conservation, as required by Title 27 of Article 23 of the Environmental Conservation Law.
 - i. Access drives within 200 feet of the public road shall be treated to prevent dust.
 - ii. Restored slopes shall have a ratio of 2:1 seeded on completion.
 - iii. Drainage facilities shall minimize erosion and stagnant ponds.
- f. **Uses Within Wellhead Protection Districts:** In order to preserve and protect the quality of valuable well supplies, the Village of Turin has established wellhead protection overlay districts. The wellhead protection overlay districts are the surface and subsurface areas surrounding the municipal water wells through which contaminants are reasonably likely to move towards and reach the water supply. A use within the Wellhead Protection

Overlay Districts shall be approved by the Planning Board only after meeting the following criteria:

- i. The proposed use affords adequate protection to prevent contamination and depletion of the groundwater resources that provide drinking water for municipal wells operated by the Village of Turin. In making such a determination, the Planning Board shall give consideration to the simplicity, reliability, and feasibility of any control measures proposed and the degree of threat to water quality and quantity that would result if the control measures failed.
 - ii. The Planning Board may require changes or additions to the site plan as a condition of approval to safeguard groundwater resources. No permit shall be issued unless and until such conditions have been fully met or performed. All improvements to the site shall be completed in strict conformance with the site plan as approved
- g. **Solar Energy Systems:** See Part 1, Article I.

Article G. General Regulations

1. Geometric Controls:

- a. Minimum lot area for a dwelling unit or manufactured home shall be 20,000 square feet. If community water supply system is used, the minimum lot area shall be 10,000 square feet.
- b. Minimum lot frontage shall be 100 feet except along streams where special conditions may require exceptions.
- c. In order to promote fire and traffic safety, setbacks for all buildings shall be the following distances:
 - i. From the center line of any public road: 50 feet.
 - ii. From side and rear lot lines: 15 feet.

2. Signs:

- a. No Sign shall utilize flashing, strobing (rapid on/off display of messages(s)), or pulsating lights, and any Electronic Message Centers (EMC) shall not transition more frequently than once every 8 seconds.
- b. No sign shall be higher than the principal building to which it is accessory except when erected on the roof of the building.
- c. Advertising signs unrelated to the premises or not serving as a directional sign within five miles of the premises are not permitted.
- d. All existing signs at the time this regulation is adopted shall be allowed to remain as long as they are properly maintained and their use remains current.
- e. No sign shall project into the public right-of-way.
- f. One on-site sign is permitted, not to exceed 32 square feet per side.
- g. Off-site directional signs are permitted, located within 5 miles of the use to which directions are indicated, not to exceed 32 square feet per side.
- h. Any Electronic Message Center (EMC) signs shall be equipped with photocell automatic dimmer that reduces the nighttime brightness to a level no greater than .3 footcandles above the ambient lighting.

3. Home occupations:

- a. Shall not cause noise or other disturbance that is a nuisance to neighboring properties.
- b. Shall not detract from the property's primary use as a dwelling.

4. **Basic Performance Standards:** No use shall cause unreasonable nuisance, adversely affecting adjacent property. This means objectionable noise, smoke, dust, air or water pollution, or any other nuisance must be restrained within property lines.
5. **Height of Structures:** A proposed structure in any district shall not exceed 40 feet in height unless such a structure is for agricultural purposes, e.g., a silo.
6. **Solid Waste Disposal:** No junk, garbage, or refuse is permitted to be stored unenclosed in any district except where specifically authorized by this code. Solid waste shall either be disposed of on site by burial or be transported to a solid waste facility. In no case shall large amounts of refuse be incinerated without consulting local officials.
7. **Individual Manufactured Homes:**
 - a. Shall be mounted upon an adequate foundation.
 - b. Shall be provided with a fire-resistant skirt or covering.
 - c. Shall be provided with anchors and tie downs such as cast-in-place concrete "dead men," eyelets embedded in concrete, foundations or runways, screw augers or other devices securing the stability of the manufactured home. Such anchors and tie downs shall be placed at least at each corner of the foundation and shall have adequate strength for the structure.
 - d. Shall be subject to all applicable portions of this code pertaining to single-family dwellings.
8. **Individual Travel Trailers:** Individual travel trailers shall not be occupied on an overnight basis, except in a travel trailer park which has been approved under Part 1 of this code, or on private land with the consent of the owner for a period not to exceed 14 consecutive days provided all health standards are met. This shall not be interpreted to prevent parking a travel trailer on an owner's lot unoccupied for storage purposes only. Individual travel trailers intended to be used as a dwelling unit shall meet all the applicable portions of this code pertaining to single-family dwellings.
9. **Storage and Handling of Hazardous Materials:** No use for any period of time shall discharge across the boundaries of the lot wherein it is located, toxic or noxious matters in such concentration as to be detrimental to or endanger the public health, safety, comfort, or welfare, or cause injury or damage to property of others. No person shall engage in storage, transportation, treatment or disposal, including storage at the point of generation, of hazardous wastes without obtaining a permit from the Department of Environmental Conservation and complying with the requirements of Article 27, Title 9 of the Environmental Conservation Law.
10. **Wetlands:** Areas shown on DEC maps as official freshwater wetland shall be regulated according to the provisions contained in Article 24 of the N.Y.S. Environmental Conservation Law including subsequent amendments, which is adopted herein by reference.
11. **Flood Hazard Areas:** These areas are shown on the Flood Hazard Boundary Map or Flood Insurance Rate Map for the Village of Turin published by the Federal Emergency Management Agency. All activity in such areas shall conform to regulations of the National Flood Insurance Program published in Part 60 of Chapter I of Title 44 of the Code of Federal Regulations, which is adopted herein by reference.
12. **Sewage Disposal:** On-site sewage disposal systems shall comply with the specifications and standards set forth in Title 10 NYCRR Part 75, Appendix 75-A, entitled "Wastewater Treatment Standards --

Individual Household Systems." Alternative on-site systems may be permitted upon approval of the New York State Health Department, or, if applicable, the Department of Environmental Conservation.

13. **Prohibited Uses within the Village of Turin Water District No. 2.** To maintain, preserve, sustain, and protect the quality potable water infrastructure, among other administrative reasons, the Village of Turin has established Water District No. 2 in cooperation with the Town of Turin. The Water District contains both wellhead protection overlay districts, well buffer area, all municipal infrastructure within the Village bounds, and encompasses the entire Village land jurisdiction. Any prohibitions within this district are to preserve infill development, sustainable utilization of water and sewer amenities and protect the potable water infrastructure for the Village and the Town. The following are prohibited uses and activities within this District due to the associated health and safety concerns:
- a. Large solar energy systems
 - b. All standalone battery energy storage systems
 - c. Compressed air storage systems
 - d. Junkyards
14. **Prohibited Uses and Activities in Wellhead Protection Overlay District 1:** In accordance with the 1998 Village of Turin Wellhead Protection Plan and in order to preserve and protect the quality of valuable well supplies, the Village of Turin has established wellhead protection overlay districts. The wellhead protection overlay districts are the surface and subsurface areas surrounding the municipal water wells through which contaminants are reasonably likely to move towards and reach the water supply. The following are prohibited uses and activities within this District:
- a. Establishment of any solid waste management facility or hazardous waste treatment, storage, or disposal facility, including but not limited to: solid waste storage area or facility; transfer station; rail-haul or barge-haul facility; raw waste landfill; sanitary landfill; solid waste landfill; ash landfill; construction and demolition debris landfill; disposal facility; solid waste incinerator; refuse-derived fuel processing facility; pyrolysis facility; construction and debris processing facility; land application facility; composting facility; surface impoundment; used oil storage, reprocessing, and refining facility; recyclables handling and recovery facility; waste tire storage facility; junkyard; salvage yard; impoundment yard; dump; radiological waste facility; pathological or medical waste facility; or hazardous waste treatment, storage, or disposal facility.
 - b. Establishment of the following uses: airport; appliance/small engine repair shop; asphalt/concrete/coal tar plant; auto repair and body shop; boat service, repair, and washing establishment; cemetery; chemical/biological laboratory; chemical processing/manufacturing plant; car wash; cleaning service (dry cleaning, laundromat, commercial laundry); concentrated animal feeding operation with more than 300 animal units; electric/electronic/communications equipment manufacturer; fuel oil distributor; furniture manufacturer/stripper/painter; gasoline station; golf course; jewelry and/or metal plater; lawn care business; machine shop; metal manufacturer/fabricator/finisher; oil and gas drilling and production; pesticide store; pest control business; petroleum product refiner and/or manufactures; photo processor and/or printer; road and maintenance depot; trucking or bus terminal; wood preserving/treating establishments; or medium or large energy solar systems.
 - c. Surface land application of septage, sewage, sludge, human excreta, or wastewater.
 - d. Disposal of solid waste, petroleum, radioactive material, hazardous substance, or hazardous waste into or onto land or a surface water body.
 - e. Use of the following types of wells to inject non-hazardous fluids to the subsurface: air conditioning return flow wells; cooling water return flow wells used to inject water previously used for cooling; drainage wells used to drain surface fluids, primarily storm

runoff, into the subsurface; dry wells used for the injection of wastewater to subsurface formations; injection wells associated with the recovery of geothermal energy for heating, aquaculture and production of electric power; injection wells used in experimental technologies; motor vehicle waste disposal wells that receive or have received fluids from vehicular repair or maintenance activities, or any facility that does any vehicular repair work. Discharge from the washing of fertilizer/pesticide application equipment into any surface water body.

- f. Use of water directly from a surface water body for fertilizer/pesticide makeup.
- g. Disposal of snow containing deicing salts/chemicals removed from streets, roads, and parking areas that has been transported from areas outside of the Wellhead Protection Overlay District.
- h. Construction of commercial pipelines or piping systems that carry petroleum or liquid hazardous substances/waste.
- i. Construction of on-site wastewater treatment systems designed for or capable of surface or subsurface discharges of 1000 gallons per day or more.
- j. Outdoor uncovered stockpiling or bulk storage of unlicensed vehicles, salvage metals, coal, deicing compounds, manure, pesticides, or fertilizers.
- k. Underground storage of petroleum products, hazardous substances, hazardous waste, pesticides, or fertilizers.
- l. Aboveground storage of petroleum except for replacement of existing facilities or for on-site consumption.
- m. Outdoor, aboveground storage of hazardous substances or hazardous waste.
- n. New mining or commercial extraction of soils, sands and gravels that is not subject to the New York State Mineral Resources Law except for the purpose of on-site construction.
- o. Commercial use, storage, or application of pesticides unless authorized by the New York State Department of Environmental Conservation.

15. Prohibited Uses and Activities in Wellhead Protection Overlay District 2: In accordance with the 1998 Village of Turin Wellhead Protection Plan and in order to preserve and protect the quality of valuable well supplies, the Village of Turin has established wellhead protection overlay districts. The wellhead protection overlay districts are the surface and subsurface areas surrounding the municipal water wells through which contaminants are reasonably likely to move towards and reach the water supply. The following are prohibited uses and activities within this District:

- a. Establishment and/or operation of any solid waste management facility or hazardous waste treatment, storage, or disposal facility, including but not limited to: solid waste storage area or facility; transfer station; rail-haul or barge-haul facility; raw waste landfill; sanitary landfill; solid waste landfill; ash landfill; construction and demolition debris landfill; disposal facility; solid waste incinerator; refuse-derived fuel processing facility; pyrolysis facility; construction and debris processing facility; land application facility (including septage sludge spreading); commercial composting facility; surface impoundment; used oil storage, reprocessing, and refining facility; recyclables handling and recovery facility; waste tire storage facility; junkyard; salvage yard; impoundment yard; dump; radiological waste facility; pathological or medical waste facility; hazardous waste treatment, storage, or disposal facility; or medium or large energy solar systems.
- b. Construction and operation of a disposal system, point source, or outlet designed to discharge industrial wastes and other wastes except sewage into the land, a watercourse, or a wetland without all required state and federal permits.
- c. Construction of new sewage treatment systems (including individual household septic systems) within 100 feet of the mean high-water mark of a watercourse or wetland unless it precludes the continuation of an existing business or residence.

- d. Construction of new petroleum or hazardous substance storage tanks requiring state registration within 100 feet of the mean high-water mark of a watercourse or wetland unless it precludes the continuation of an existing business or residence.
 - e. Construction of municipal/industrial sewage treatment facilities with disposal of primary or secondary effluent.
 - f. Dumping of snow removed from streets, roads, and parking areas within 100 feet of any watercourse or wetland.
 - g. Outdoor, uncovered stockpiling or bulk storage of unlicensed vehicles, salvage metals, coal, deicing compounds, chemicals, pesticides, and/or fertilizers.
 - h. Extraction or removal of materials from the ground which is not subject to the New York State Mineral Resources Law, except for the purpose of on-site construction.
 - i. Storage for use of hazardous substances or waste.
 - j. Commercial use, storage, or application of pesticides unless authorized by the New York State Department of Environmental Conservation.
16. **Line of Sight for Traffic Safety:** No accessory structure, fence, wall, or hedge shall be erected in such a manner as to confuse or obstruct the views of any traffic sign, signal, or device, or obstruct the visibility of vehicles entering or exiting highways. On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two feet and ten feet above the road centerline grades of two intersecting roads, in the area bounded by the road lines of such corner lot and a line joining points along said road lines 20 feet from the point of the intersection.
17. **Prohibited Uses Village-Wide:** The following uses are specifically prohibited in all parts of the village due to the health, safety, and environmental risks they present:
- a. Battery energy storage systems (both small and large)
 - b. Compressed air storage systems
 - c. Junkyards

Article H. Site Plan Review Procedure

1. **Purpose:** This article intends to promote the health, safety, and general welfare of the Village utilizing the site plan review and special use permitting processes. A clean, wholesome, attractive environment is declared to be of importance to the health and safety of the inhabitants of the Village, and in addition, such an environment is deemed essential to the maintenance and continued development of the economy of the Village and the general welfare of its inhabitants. It is intended for the Planning Board to attach reasonable safeguards and conditions to those uses which might otherwise produce deleterious effects on the environment, the rural and scenic character of the Village or the Village residents' health, safety and welfare. Furthermore, it is the purpose of the site plan review which authorizes the Planning Board to disapprove a plan for any use, the deleterious effects of which cannot be mitigated because of the particular conditions on the site it is to occupy.
2. **Applicability:** In addition to the general regulations of this law, special uses shall also be controlled by the regulations in this article. No permit or certificate of compliance shall be issued for any use or structure requiring site plan review or special use permit until approval has been granted by the Planning Board.
3. **Waiver of Requirements:** The Planning Board is empowered to waive, when reasonable, any applicable requirements for the approval, approval with modifications or disapproval of site plans submitted for approval. Any such waiver may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare and inappropriate to a particular site plan.

4. Procedure:

- a. **Pre-Submission Conference:** The applicant is encouraged to request and attend a pre-submission conference with the Planning Board prior to formal submission of an application. This conference may be used to discuss rough conceptual drawings, the possible waiver of submission requirements, the review procedure, and the criteria that the project must meet.
- b. **Application for Site Plan Review:** Applications for site plan review shall be made on forms prescribed by the Village. The following information shall be required of all applications, unless specifically waived by the Planning Board:
 - i. Name and address of applicant and owner, if different, and of the person responsible for the preparation of such drawing;
 - ii. Date, north point, written and graphic scale;
 - iii. Boundaries of the area plotted to scale, including distances, bearings, and areas;
 - iv. A complete outline of existing or proposed deed restrictions or covenants applying to the property;
 - v. Location and ownership of all adjacent lands as shown on the latest tax records;
 - vi. A written description of all proposed uses on the site, including all activities, and including the number and distribution by type of all dwelling units;
 - vii. Location, name, and existing width and right-of-way of adjacent roads, including traffic circulation patterns;
 - viii. Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use adjoining the property;
 - ix. Location, size, design of the following: existing and proposed buildings, driveways, parking and loading areas, outdoor storage areas, sidewalks or pedestrian paths, drainage facilities, sewage facilities, water facilities, signs, outdoor lighting, landscaping or screening, buffer areas, snow storage areas; walls and fences, energy distribution facilities, fire lanes and other emergency zones;
 - x. Plans for controlling soil erosion and sedimentation during development;
 - xi. Plans for grading and drainage showing existing and proposed contours of five foot intervals;
 - xii. Significant or outstanding natural features of the property (e.g. wetlands, creeks, high-water lines, cliffs, dense vegetation, etc.);
 - xiii. Designation of the amount of gross floor area and gross leasable area proposed for each nonresidential use;
 - xiv. Project construction schedule and staging phases, if applicable;
 - xv. An Environmental Assessment Form (EAF) or draft Environmental Impact Statement (EIS), pursuant to 6 NYCRR Part 617, where required;
 - xvi. An agricultural data statement, pursuant to Town Law Section 283-a, when applicable;
 - xvii. A statement of the nature and extent of the interest of any state employee, or officer of employee of the town in the applicant pursuant to General Municipal Law Section 809, when applicable;
 - xviii. Other elements integral to the proposed development as considered necessary by the Planning Board including identification of any federal, state, or county permits required for the project's execution;
 - xix. The application fee.
- c. **Additional Application Requirements for the Wellhead Protection Overlay District's:** Applicants proposing a use in the Wellhead Protection Overlay District shall include the following information in addition to, and not instead of, any other required information:

- i. Map(s), plan(s), and a narrative report that details the location of the premises and all features of the system necessary for the satisfactory conveyance, storage, distribution, use and disposal of stormwater, process wastes, wastewater, petroleum, hazardous substances and wastes, solid waste, and incidental wastes.
- ii. A description of the means of water supply. For uses involving withdrawal of groundwater, an estimate of the total daily withdrawal rate.
- iii. A complete list, including an estimate of the volume in pounds dry weight and liquid gallons, of all petroleum, chemicals, pesticides, fuels and other hazardous substances/wastes to be used, generated, and stored on the premises.
- iv. A description of proposed measures to protect all storage containers or facilities associated with such materials from vandalism, accidental damage, corrosion and leakage.
- v. A description of the proposed measures for containing and cleaning up a spill of hazardous substances/waste and notifying the Village of Turin and other appropriate local and state officials of a spill, leak, or other discharge as required by law, including but not necessarily limited to, chemical and bulk storage guidelines by the New York State Department of Environmental Conservation (NYSDEC).
- vi. A description of proposed storage facilities for hazardous wastes and provisions for the disposal of these wastes by licensed waste haulers.
- vii. A description of proposed measures to control runoff and drainage from the site.
- viii. A landscape plan that indicates predevelopment areas of undisturbed, natural vegetation and proposed post-development areas of undisturbed, natural vegetation.
- ix. A completed Full SEQRA Environmental Assessment Form.
- d. **Public Hearing:** Once a completed application has been formally accepted by the Planning Board at a public meeting of the board, the board shall have a maximum of 62 days to hold a public hearing on the application to entertain public comment. At least five days advance public notice of the hearing shall be published in a newspaper in general circulation in the Village. A notice of the hearing shall be mailed to the applicant at least ten days before the hearing. The notice shall be mailed to any farm operations listed on the agriculture data statement.
- e. **County Planning Board Review:** At least ten days before the hearing, or where the hearing has been waived, before final action, the Planning Board shall refer all matters that fall within those areas specified under General Municipal Law Section 239-l and -m to the County Planning Board. This shall include any use that falls within 500 feet of the following: the boundary of the town or any village within the town; a state or county park or recreation area; a state or county highway or expressway; a state or county owned drainage channel; state or county land where a public building or institution is located; or a farm operation in an agricultural district. If the County Planning Board does not respond within 30 days from the time it received a full statement on the referral matter, then the Planning Board may act without such report.
- f. **State Environmental Quality Review:** The Planning Board shall be responsible for the completion of an environmental assessment form (EAF) for each application, and for compliance with 6 NYCRR Part 617 (State Environmental Quality Review Act regulations) in cooperation with other involved agencies in the review of any application.
- g. **Final Decision:** The final decision by the Planning Board must be made within 62 days following the close of the public hearing. The decision shall be in writing, specifying any conditions that may be attached to an approval, the reasons that the Planning Board approved, approved with modifications or disapproved the proposal, and the motions/vote of the Planning Board. This time period may also be extended upon the mutual consent of the Planning Board and the applicant. All decisions shall be filed in the office of the Village Clerk within five business days of final action, and a copy mailed to the applicant.

Within 30 days of final action on any matter referred to the County Planning Board, the Planning Board shall file a report of the final action with the County Planning Board.

- h. **Conditions:** In its approval, the Planning Board shall have the authority to impose such reasonable conditions and restrictions on the issuance of a permit for the application as are directly related to and incidental to a proposed site plan.
- i. **Area Variance:** Notwithstanding any provisions of law to the contrary, where a proposed site plan contains one or more features which do not comply with the land use regulations, application may be made to the Board of Appeals for an area variance without the necessity for a decision or determination of the Enforcement Officer. At the discretion of the Planning Board, the Board may make an agreement with the applicant to temporarily stay the site plan review proceedings until final action by the Board of Appeals on the area variance.

Article I. Solar Energy Systems

- 1. **Solar Energy Systems:** The Village of Turin recognizes that solar energy is a clean, readily available, and renewable energy source. It further recognizes that energy generated from solar energy systems could be used to offset energy demand on the grid where excess solar power is generated. The Village also recognizes pitfalls to solar energy, including but not limited to challenges with grid management, intermittency of solar energy production (weather-dependent), property value impacts, potential health and safety concerns, and degradation to Village aesthetics and character.

- a. The Village of Turin has determined that comprehensive regulation regarding the development of solar energy systems is necessary to protect the interests of the Village, its residents, and its businesses. This article aims to accommodate solar energy systems where appropriate while balancing the potential impact on neighbors and preserving the rights of property owners to install solar energy systems.
- b. This article is intended to promote the effective and efficient use of solar energy resources, set provisions for the placement, design, construction and operation of such systems to be consistent with the Village's Comprehensive Plan, to uphold the public health, safety and welfare, and to ensure that such systems will not have a significant adverse impact on the ecological, environmental, agricultural, economic, or aesthetic qualities and character of the Village.

2. Applicability:

- a. A special use permit shall be required for the installation of all large solar energy systems.
- b. Small solar energy systems do not require a special use permit; however, they do require a zoning permit and shall adhere to the regulations set in Article I. Sections 1-3.
- c. Medium solar energy systems do not require a special use permit; however, they do require a site plan review and shall adhere to the regulations set in Article I, Sections 1-4.
- d. All large solar energy systems shall only be sited on parcels identified on the Village of Turin Solar Overlay Map.
- e. Special use permits shall be removed every two years from the approval date.
- f. The Enforcement Officer may revoke special use permits should documented non-compliance with all provisions of law occur.

3. Solar Design Standards:

- a. All solar energy systems shall be designed, erected, and installed in accordance with all applicable codes, regulations, and industry standards as referenced in the NYS Uniform Fire

Prevention and Building Code ("Building Code"), the NYS Energy Conservation Code ("Energy Code"), and Executive Law Section 94-C, where applicable.

- b. All on-site electrical wires and necessary equipment prior to connection to the energy grid must be in underground vaults and comply with specifications provided by the local utility company. This standard may be modified by the Planning Board if the project terrain is determined to be unsuitable due to documented reasons of excessive grading, biological impacts or similar factors.
- c. All solar energy systems shall be operated such that no damage is caused by stray voltage. If it has been demonstrated that a system is causing stray voltage, the system operator shall promptly mitigate the damage or cease operation of the system.
- d. All solar panels shall have anti-reflective coatings.
- e. All solar collectors and related equipment shall be surfaced, designed, and sited to minimize glare on adjacent properties and roadways.
- f. All solar collectors and their associated support elements shall, at the time of installation, be designed according to generally accepted engineering practice to withstand wind pressures applied to exposed areas by wind from any direction, to minimize the migration of light or sound from the installation and to minimize the development of sight obstructions for adjacent structures or land parcels.
- g. All solar energy systems shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading of property to the north, while still providing adequate solar access for collectors.
- h. Solar energy systems and equipment shall be permitted only if systems are determined by the Village of Turin Board and or Planning Board not to present safety risks, including, but not limited to, weight load on structures, ingress or egress to property in the event of an emergency, traffic sight lines, and wildlife habitat.

4. Medium Solar Energy Systems:

- a. Building-mounted medium energy systems shall incorporate the following design requirements, in addition to those listed in Article I, Sections 1-3 above:
 - i. Solar panels on pitched roofs shall be mounted with a maximum distance of eight inches between the roof surface and the highest edge of the system.
 - ii. Solar panels on pitched roofs shall not extend higher than the highest point of the roof surface on which they are mounted or attached.
 - iii. Solar panels on flat roofs shall not extend above the top of the surrounding parapet, or more than 24 inches above the flat surface of the roof, whichever is higher.
 - iv. Solar panels shall not restrict chimney function in any way.
 - v. Solar panels shall not create unsafe structural loads on roofs or walls.
 - vi. Solar panels shall not be located near any flammable materials.
 - vii. Signage displaying disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface.
- b. Ground-mounted solar collectors for a solar energy system shall incorporate the following design requirements, in addition to those listed in Article I, Sections 1-3 above:
 - i. Ground-mounted solar energy systems shall not exceed a maximum height of 20 feet and shall adhere to the setback requirements of the underlying district.
 - ii. Ground-mounted solar energy systems shall not be located between the front lot line and the principal structure.
 - iii. Ground-mounted solar energy systems shall be limited to a maximum lot coverage of 30%.

- iv. All such systems shall be installed on side or rear yards and shall be screened from view of the road and neighbors. The solar energy system is required to be screened by landscaping sufficient to the Planning Board as needed to avoid adverse aesthetic impacts and any potential visibility from roadways, trails, or adjacent properties. Soil berms shall be required to block neighboring views at 1.5 times the height of the highest structure. Arborvitaes shall be planted in front of or on earth berms, wherever most appropriate to provide the most visual screening benefit. Final approval of the landscaping and screening plan is required from the Planning Board.

5. Large Solar Energy Systems:

a. Large solar energy systems shall be subject to the following:

- i. Large solar energy systems may only be sited on parcels identified in the Village of Turin Solar Overlay District.
- ii. Large solar energy systems are not permitted within Wellhead Protection Overlay Districts 1 & 2, the Village of Turin Water District 2, nor within 1500 feet of municipal wells.
 1. The Village of Turin prioritizes and values the protection of the water supply given the geology and acknowledges the pivotal connection between groundwaters and water quality; for this reason, large solar system development is prohibited within these priority areas.
- iii. If the property of the proposed project is to be leased, legal consent between all parties, specifying the use(s) of the land for the duration of the project, including easements and other agreements, shall be submitted in the application.
- iv. Plans showing the layout of the solar energy system shall be signed by a professional engineer registered in New York State.
- v. The equipment specification sheets shall be documented and submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
- vi. The application shall include a property operation and maintenance plan. Such plan shall describe continuing photovoltaic maintenance and property upkeep, such as moving and trimming, fence maintenance, signage, snow removal from panels, snow removal for access purposes and lighting.
- vii. The site plan shall identify wildlife species that may use the parcel, including potential wildlife travel corridors, migration paths, or critical habitats.
- viii. The Planning Board may require that photo simulations included showing the proposed Large solar energy system in relation to the site along with elevation views and dimensions, and manufacturer's specifications and photos of the proposed large solar energy system, solar collectors, and all other components. The Planning Board may require photo simulations to be provided from specific roads or other public areas that may be impacted.
- ix. No mature forest may be removed for large solar development, or removed for large solar development in the previous five years.
- x. To ensure the proper removal of a large solar energy system, a decommissioning plan shall be submitted as part of the application. Compliance with this plan shall be made a condition of the issuance of special use permit approval. The decommissioning plan must specify that after the large solar energy system can no longer be used, it shall be removed and disposed of off-site by the applicant or any subsequent owner in a lawful and environmentally proper manner. The plan shall demonstrate how the removal of all infrastructure, including, but not limited to panels, foundations, above and below ground wiring, access roads, fencing, and

signage and the remediation of soil and vegetation shall be conducted to return the parcel to its original state prior to construction. Any contaminated soil must be disposed of properly at an off-site landfill. Any removed soil must be replaced by NYSDOT approved topsoil imported from off-site. Any water contamination must be remedied by a method approved by NYS DEC. Any neighboring well contamination must be remedied to provide safe water for the lifetime of the property owner. The plan shall also include an expected timeline for execution. A cost estimate detailing the projected cost of executing the decommissioning plan shall be prepared by a qualified New York State licensed engineer. Removal of large solar energy systems must be completed in accordance with the decommissioning plan.

- xi. The applicant shall be required to provide financial sureties, as set forth, for the removal of a large solar energy system. Pursuant to the execution of the decommissioning plan, the applicant shall provide the Village with a bond in an amount determined by the Village Board to cover the expense of removal of the system and remediation of the landscape in the event the Village must remove the facility. The amount of the bond or security shall be 200% of the cost of removal of the large solar energy system and restoration of the property. The amount of the bond or security shall be updated by a qualified independent engineer licensed to practice in the State of New York to reflect inflation and any other changes after one year of project operation, and every third year thereafter. Updated amount figures will be filed with the Village Board. The bond shall apply to the company in operation of the facility at the time of decommissioning. The bond or security shall be in a form acceptable to the Village Attorney or a super majority of Village Board members if the Village Attorney is unavailable. Acceptable forms of security include, but are not limited to, an escrow account, a letter of credit, a perpetual bond, or any combination thereof.
- b. All large solar energy systems shall incorporate the following design requirements, in addition to those listed above:
 - i. Lot Size. Large solar energy systems shall be located on lots with a minimum size of fifteen acres.
 - ii. Setbacks. The Village of Turin has established these setback requirements to help preserve the community's visual landscape. These measures are intended to thoughtfully balance development with the Village Board's and residents' desire to maintain the Village's traditional charm, character, and overall quality of life. Additional health and safety concerns caused by operational fires and the potential for negative environmental impacts have also reinforced these setback distances. Large solar energy systems shall comply with the following setback requirements:
 - 1. Front: 1,500 feet from the centerline of the road.
 - 2. Side/Rear: 1,500 feet from lot lines (lot lines internal to the project are exempted).
 - 3. Neighboring residence/commercial establishment/religious facility/public or semi-public facility: 2,000 feet.
 - 4. Neighboring school: 1 mile.
 - 5. Not within or located on (Public/Private) Parcels serviced by the water district or parcels that utilize the municipal water supply provided by the Village.
 - 6. Not within or located in the areas identified in Attachment 1 inside the buffer and/or Wellhead Protection Overlay Districts No. 1 or 2.
 - iii. Fencing and Screening. All large solar energy systems shall be enclosed by fencing with a self-locking gate to prevent unauthorized access. The fencing material shall

be an opaque security fence eight feet in height. Warning signs with the operator's contact information shall be maintained at the entrance and perimeter of the fencing. The solar energy system is required to be screened by landscaping sufficient to the Planning Board as needed to avoid adverse aesthetic impacts and any potential visibility from roadways, trails, or adjacent properties. Soil berms shall be required to block neighboring views at 1.5 times the height of the highest structure. Arborvitae shall be planted in front of or on berms, wherever most appropriate, to provide the most visual screening benefit. Final approval of the fencing and screening plan is required from the Planning Board.

- iv. Signage shall include, but not be limited to:
 - 1. The manufacturer's name, equipment-specific information, safety information, and 24-hour emergency contact information. Said information shall be depicted within an area no more than eight square feet.
 - 2. Disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
- v. Lighting. Lighting shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties. Final approval of the lighting plan is required from the Planning Board.
- vi. Access. Construction of on-site access roadways shall be minimized. Roadways shall be unpaved and constructed with a pervious surface that limits dust, debris and erosion
- vii. Topsoil Preservation. Topsoil shall be stripped and stockpiled in accordance with NYS Department of Agriculture and Markets – Guidelines for Solar Energy Projects as amended and updated.
- viii. Tree-Cutting. Removal of existing trees larger than six inches in diameter should be minimized to the extent possible.
- ix. Vegetation. Vegetation shall be maintained below solar panels. The ground within the fenced perimeter shall not be tamped, compressed, or otherwise conditioned with herbicides or similar other treatments to inhibit the growth of natural vegetation. The Planning Board shall allow for or require co-usage of the lands under and around installed solar panels for grazing or growing of crops that could be grown or harvested without damaging or interfering with solar facilities. Final approval from the Planning Board is required.
- x. Prime Soils. To the maximum extent practicable, large solar energy systems shall not be located on mineral soils groups 1-4. Mineral soils groups 1-4 are classified as highly productive soils by the New York State Department of Agriculture and Markets. Large solar energy system components, equipment, and associated impervious surfaces shall occupy no more than 50% of the area of MSG 1-4 within the facility area. If such location is unavoidable, systems shall be constructed in accordance with the construction requirements of the New York State Department of Agriculture and Markets. The Planning Board may, at its discretion, relax this standard if the applicant can demonstrate that meeting this standard would result in adverse impacts to an ongoing agricultural operation.
- xi. Fire Department Coordination. The owner and/or operator shall provide a copy of the project site plans and electrical schematic to the responsible local Fire Chief and County Emergency Management Department. Additionally, the owner and/or operator shall initiate the development of an emergency response plan within six months of the special use permit approval with local emergency services. The owner

and/or operator shall provide any necessary additional equipment/apparatus to the local fire department and provide and maintain any needed facility to house said equipment. The owner and/or operator shall offer on-site safety training to all local fire departments within six months of operation, and an annual reoccurring refresher training to all local fire departments. The owner and/or operator shall reimburse any additional training costs, membership fees and insurance costs incurred by the fire department. The owner and/or operator shall specify a responsible person with an access phone number for public inquiries throughout the life of the installation. The emergency contact number shall be displayed on the entrance to the facilities.

- xii. Notification of change in Ownership/Operator. If the owner or operator of the solar energy system changes or the owner of the property changes, the special use permits shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning plan within 30 days of the legal change. A new owner or operator of the solar electric energy system shall notify the Village of such change in ownership or operator 30 days prior to any ownership change. Should any of these provisions not be met, the village may initiate enforcement action detailed in Part 4 of this law and removal referenced in section 6 below.
- xiii. Insurance. The operator of the solar energy system shall obtain and maintain insurance, issued by an insurer authorized to do business in New York State, to the specifications and in an amount appropriate to the project. Such insurance shall name the Village of Turin as an additional insured party. The certificate of insurance shall contain a provision that coverage afforded under the applicable policy shall not be canceled or terminated until at least 30 days prior notice has been provided to the Village. In the event of a termination, cancellation, or lapse of the required insurance coverage, the special use permit to operate the energy system shall be immediately suspended and operation of the system shall cease. Upon restoration of the required insurance coverage, to the satisfaction of the Village, permission to operate may be restored.
- xiv. Indemnification. The applicant, owner and/or operator of the solar energy system shall release and hold harmless the Village of Turin and all of its officers, officials, employees, appointees, agents, and servants from and against any and all liability and responsibility for any and all accidents, injuries and/or damages of any kind to persons (including death) or property arising out of the installation, construction, operation, maintenance, repair or removal of such system. The applicant, owner and operator shall indemnify and hold harmless the Village of Turin, and all of its officers, officials, employees, agents, and servants, from any and all claims, suits, actions, damages, awards, judgements and costs of every nature, including, reasonable attorneys' fees, arising out of the installation, construction, operation, maintenance, repair or removal of such system.
- xv. Notification of neighboring properties. The applicant shall provide written notice to all neighboring property owners within five miles of the proposed project within 30 days of submission of a special use permit application.
- xvi. Notification of neighboring towns and villages. The applicant shall provide written notice to all neighboring towns and villages within five miles of the proposed project within 30 days of submission of a special use permit application.
- xvii. Community information session. The applicant shall provide a community information session and public notice of this session within 45 days of submission of a special use permit application.

- xviii. Decommissioning Plan: To ensure the proper removal of a no longer functioning Large Solar Energy System / Facility, a Decommissioning Plan shall be submitted as part of the special use permit application. Compliance with this plan shall be made a condition of the issuance of special use permit approval under this Section. The Decommissioning Plan must specify that after the Large Solar Energy System / Facility can no longer be used, it shall be removed and disposed of off-site by the applicant or any subsequent owner in a lawful and environmentally proper manner. The plan shall demonstrate how the removal of all infrastructure, including, but not limited to, Panels, foundations, above and below ground wiring, access roads, fencing, and signage and the remediation of soil and vegetation shall be conducted to return the parcel to its original state prior to construction. Any contaminated soil must be disposed of properly at an off-site landfill. Any removed soil must be replaced by soil imported from off-site. The plan shall also include an expected timeline for execution. A cost estimate detailing the projected cost of executing the Decommissioning Plan shall be prepared by a qualified New York State Licensed Engineer. Removal of Solar Energy Facility must be completed in accordance with the Decommissioning Plan.
- xix. Financial Surety: The applicant shall be required to provide financial sureties, as set forth, for the removal of a Large Solar Energy System / Facility. Pursuant to the execution of the decommissioning plan, the applicant shall provide the Village with a bond in an amount determined by the Village Board to cover the expense of removal of the facility and remediation of the landscape in the event the Village must remove the facility. The amount of the bond or security shall be 200% of the cost of removal of the Large Solar Energy System / Facility and restoration of the property. The amount of the bond or security shall be updated by a qualified independent engineer licensed to practice in the State of New York to reflect inflation and any other changes after one year of project operation, and every third year thereafter. Updated amount figures will be filed with the Village Board. The bond shall apply to the company in operation of the facility at the time of decommissioning. The bond or security shall be in a form acceptable to the Town Attorney, or a Super Majority of Village Board members if the Village Attorney is unavailable. Acceptable forms of security include, but are not limited to, an escrow account, a letter of credit, perpetual bond, or any combination thereof. /
- c. Host Community Agreement.

While large solar energy facilities may benefit the Village, they will also impose costs such as required infrastructure additions or improvements, environmental impacts, needs for new and/or enhanced public safety and emergency service response, aesthetic and quality of life concerns, loss of farmland, erosion of tax base, and other foreseen and unforeseen impacts. Existing revenue sources are not sufficient to fund and/or offset the detrimental impacts of large solar development in the Village.

It is both authorized by New York State Statute and desirable for the Village of Turin to provide for a requirement that developers of large solar energy systems enter into an agreement with the Village prior to commencement of operation of such facilities to ensure that developers provide for an ongoing level of support, care and maintenance of the facilities during their useful life, pay to the Village a fee as shall be determined by the Village to be necessary to offset the costs and impacts to the Village incident to a facilities development and/or operation, and to address such other matters as are determined by the Planning Board and/or the Village Board to be necessary or advisable conditions to the development of any such facility. This agreement shall also ensure that the benefits of these solar energy resources

are available to the entire community, and the Village of Turin may require the applicant to also include such benefits as part of said agreement. Such an agreement is hereinafter referred to as "Host Community Agreement." Prior to the issuance of a permit for any large solar energy system, the operator shall enter into a host community agreement with the Village of Turin.

The host community agreement shall:

- i. Contractually obligate the developer to comply with any terms and conditions of any special use permit approved by the Planning Board.
 - ii. Provide for payment by the applicant to the Village of associated impact fees to be used and applied by the Village to pay for and/or to offset the costs and impacts incurred by and/or arising from the development and/or operation of the solar energy system. In order to ensure that the benefits of the project's solar energy resources are available to the entire community, this agreement shall also make funds available for non-profit and community development projects at the discretion of the Village Board and provide for such other contractual requirements as may be necessary given the specific elements of a particular project and in the event that the operator and/or owner shall enter into an agreement with the Lewis County Industrial Development Agency ("LCIDA") to provide for an abatement in real property taxes or other tax exemption or abatement, be cross-defaulted with the agreement between the operator and/or owner and the Lewis County Industrial Development Agency.
- d. Agrivoltaics
- The Village of Turin recognizes that farming and agriculture are important aspects of New York State's overarching goal of safeguarding the environment. The Village of Turin further recognizes that the use of solar energy should not be to the detriment of agriculture, but rather should be in harmony with agriculture. Thus, the Village encourages applicants to respect such values held by the State and Village by including aspects of agrivoltaics in community benefit agreements. The Village is particularly interested in agrivoltaics initiatives, which incorporate the farming of fruits and/or vegetables in close proximity to solar panels. Such use would assist in mitigating the loss of valuable farmland.

6. Abandonment and Removal:

Solar energy systems are considered abandoned when the Enforcement Officer determines the site and system has not been maintained, is a safety risk, or after one year without electrical energy generation and must be removed from the property. If the solar energy system ceases to perform its originally intended function for more than 12 consecutive months, the project sponsor/property owner shall remove the system, mount, and associated equipment and facilities, by no later than 90 days after the end of the 12-month period. Failure to comply with this Article will result in enforcement action detailed in Part 4 of this law.

Article J. Nonconformities

All existing lots, structures, and uses that do not meet the requirements of this code may continue, except as provided in this section.

1. Lots:

- a. A nonconforming lot of record may be improved with structures or utilized for permitted uses or activities, provided the provisions of Article G.13, Sewage Disposal, above, can be met.
- b. Where two or more adjoining nonconforming lots exist in the same ownership, such lots shall be considered as combined to meet the requirements contained herein.

2. Structures:

A nonconforming structure may not be structurally altered during its life to an extent greater than half its present size. In no case shall such expansion increase the nonconformity, although lateral additions are permitted.

3. Uses:

- a. Whenever a nonconforming use has been discontinued for a period of one year, such use shall be considered abandoned and shall not thereafter be reestablished. This provision may be waived where transfer of ownership is delayed by a proceeding in Surrogate's Court.
- b. A nonconforming use may not be changed to create another nonconforming use unless reviewed and approved by the Board of Appeals.

4. Nonconforming Structures Damaged or Destroyed:

Any structure which is nonconforming as to use, setback, lot coverage, height or any other requirement of this law, which is damaged or destroyed by fire or other hazard, may be repaired, restored or reconstructed provided that such work is commenced within one year of the date on which the damage or destruction occurred. No such work shall increase the nonconformity of the structure.

PART 2. SUBDIVISION STANDARDS

Article A. Declaration of Policy

By authority of resolution of the Village Board of the Village of Turin, pursuant to the provisions of Article 7 of the Village Law of the State of New York, the Planning Board of the Village of Turin is authorized and empowered to approve plats showing lots, blocks or sites, with or without roads, to approve the development of entirely or partially undeveloped plats already filed in the office of the County Clerk and to approve preliminary plats, within the Village of Turin. It is declared to be the policy of the Planning Board to consider land subdivision plats as part of a plan for the orderly, efficient and economical development of the Village. Land to be subdivided shall be of such character that it can be used safely for drainage, water supply, sewerage and other needed improvements. Proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties. The proposed roads shall compose a convenient system conforming to the Turin Comprehensive Plan and shall be of such width, grade and location as to accommodate the prospective traffic and facilitate fire protection. Proper provision shall be made for open spaces and adequate recreation facilities.

Article B. Platting Procedures

Whenever any major or minor subdivision of land is proposed, before any contract or any offer to sell lots in such subdivision is made, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdivider shall apply to the Village Clerk, in writing, for approval of such proposed subdivision in accordance with the following procedures.

1. **Pre-application Conference:** Any owner of land anticipating subdivision procedure is encouraged to attend meetings of the Planning Board before submitting an official application in order to discuss the intent and application of these guidelines with the Planning Board. An environmental assessment form (EAF) may be required at this time.

2. **Official Submission of Plats:** The time of submission of all plats shall be considered to be the date of the regular monthly meeting of the Planning Board, at which plat and application must be filed with the required fee and all data required by these regulations.
3. **Preliminary Plat:**
 - a. **Application and Fee:** Prior to the filing of an application for final approval of a subdivision plat, the subdivider shall file an application for consideration of a preliminary plat. This application shall be accompanied by a fee according to the fee schedule established by the Village Board.
 - b. **Number of Copies:** Five copies of the preliminary plat shall be presented to the secretary of the Planning Board at least ten days prior to the Planning Board's regular meeting date.
 - c. Subdivider shall attend the Planning Board meeting.
 - d. **Study of Preliminary Plat:** The Planning Board shall study the advisability of the preliminary plat using the Turin Comprehensive Plan and other information in guiding their recommendations. The Planning Board shall consider all aspects, economic, social, and environmental, and judge what the net effect of the proposal would be to the community.
 - e. **Official Acceptance Date:** The official acceptance date of the preliminary plat shall be the date on which a complete application was accepted by the Planning Board, including a draft environmental impact statement, where required.
4. **Documents to be Submitted for Minor Subdivision:**
 - a. A copy of all covenants or deed restrictions intended to cover all or part of the tract.
 - b. An actual field survey of the boundary lines of the tract giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tracts shall be marked by monuments approved by the Planning Board and shall be shown on the plat.
 - c. Statement from the developer certifying that the sanitation and water supply facilities on the site shall meet all state, county, town, and village requirements.
 - d. Proposed subdivision name, name of village, town, and county in which it is located.
 - b. The date, north point, map scale and name and address of record owner and subdivider.
 - c. The scale of the plat should be 1"=100', and show lot lines and dimensions.
 - d. A draft environmental impact statement where required.
5. **Documents to be Submitted for Major Subdivision:**
 - a. A plat at the scale of 1"=100' showing:
 - i. Proposed subdivision name, name of village, town, and county in which it is located, date, true north point, scale name and address of record owner, subdivider, engineer or surveyor including license number and seal.
 - ii. The name of the owners of record of all adjacent property.
 - iii. All parcels of land proposed to be dedicated to public use and the conditions of such use.
 - iv. Location of existing property lines, easements, buildings, water courses, marshes, rock outcrops, wooded areas, stands of trees and other significant features for the proposed subdivision.
 - v. Contours with intervals of two feet including elevations of existing roads; approximate grading plan for the site.
 - vi. The width and location of any roads or public ways and the width, location, grades and road profiles of all road or public ways proposed by the developer.
 - vii. The approximate location and size of all proposed waterlines, hydrants and sewer lines, showing connection to existing lines.
 - viii. Drainage plan, including profiles of lines or ditches.

- ix. The proposed lot lines with approximate dimensions and area of each lot.
 - x. An actual field survey of the boundary lines of the tract, giving complete description by bearings and distances, made and certified by a licensed surveyor. The corners of the tract shall also be marked by monuments of such size and type as approved by the Planning Board, and as shown on the plat.
 - b. Plans and cross-sections showing sidewalks, road lighting, road trees, curbs, water mains, sanitary sewers and storm drains, the character, width and depth of pavements and sub-base, the location of any underground cables.
 - c. Preliminary designs for any bridges or culverts.
 - d. A copy of all covenants or deed restrictions intended to cover all or part of the tract.
 - e. A draft environmental impact statement, if necessary.
6. **Action on Preliminary Plat:** Within 60 days after the official acceptance of the preliminary plat, the Planning Board shall take action to conditionally approve, with or without modification, or disapprove the preliminary plat. The grounds of disapproval shall be stated and modifications suggested by the board. If approved, the preliminary plat shall be so certified and a copy sent to the applicant. The time limits stated herein may be extended by mutual agreement between the applicant and the Planning Board. Approval of a preliminary plat shall not constitute approval of the subdivision. It shall serve as a guide in preparing the final plat.
7. **Final Plat:** The subdivider shall, within six months after approval of the preliminary plat, file with the Planning Board an application for approval of the final subdivision plat. This application shall be accompanied by a fee according to the fee schedule established by the Village Board.
8. **Documents to be Submitted:**
- a. The original plat, to be filed with the county clerk, printed in ink on appropriate material, plus three copies. The scale shall be 1"=100' unless otherwise agreed upon by both the Planning Board and subdivider. The plat shall show:
 - i. Proposed subdivision name and the name of the Village, Town, and County in which the subdivision is located, the name and address of record owner and subdivider, name, address, license number and seal of the surveyor.
 - ii. Road lines, pedestrian ways, lots, easements and areas to be dedicated to public use.
 - iii. Sufficient data acceptable to the Planning Board to determine readily the location, bearing and length of every road line, lot line, boundary line and to reproduce such lines on the ground.
 - iv. The length and bearing of all straight lines, radii, length of curves and central angles of all curves, and tangent bearings shall be given for each road. All dimensions of the lines of each lot shall also be given. The plat shall show the boundaries of the property, locations, graphic scale, and true north point.
 - v. Permanent reference monuments shall be shown and constructed in accordance with Planning Board specifications.
 - b. NY State Health Department approval of water supply and sewerage systems proposed or installed.
 - c. An approved environmental impact statement, if necessary.
 - d. Major subdivisions shall require two copies of construction drawings including plans, profiles and typical cross-sections, as required, showing the proposed location, size and type of roads, sidewalks, road lighting standards, road trees, curbs, water mains, sanitary sewers or septic systems, storm drains or ditches, pavements, and sub-base and other facilities.
 - e. Major subdivisions shall require one copy of all offers of cession, contract, covenants and agreements, bearing the certificate of approval of the town attorney as to their legal

sufficiency shall be presented to the secretary of the Planning Board at least ten days prior to the regular monthly meeting of the Planning Board.

9. **Action on Final Plat:** Upon submission of the final plat, the Planning Board shall hold a public hearing which shall be advertised at least once in a newspaper of general circulation and a notice of the hearing posted in at least three prominent places at least five days before such hearing. The Planning Board shall approve, modify and approve, or disapprove the plat within 60 days of the official submission date of the final plat. If disapproved, the grounds must be stated and modification recommended by the board to the developer.
10. **Filing of Approved Subdivision Plat:** Upon completion of Section 9 above and such notation on the plat itself, it shall have final approval and shall be signed by the chairman of the Planning Board and shall be filed with the county clerk. If not filed within 90 days of final approval, the plat shall become ineffective and void. The plat shall be void if revised after approval.
11. **Public Roads, Parks, and Recreation Areas:** The approval of the Planning Board of a subdivision plat does not constitute acceptance by the Village of any road, easement or other space shown on the plat. When a park, or other recreation area shall have been shown on a plat, the approval of the plat does not constitute acceptance of that area or the responsibility for its maintenance by the Village Board.

Article C. General Development Standards

1. In considering applications for subdivision of land, the Planning Board shall use the standards set forth here and in the other sections of this code as well as those recommendations in the Turin Comprehensive Plan.
2. **General:** Land to be subdivided shall be of such character that it can be used safely for development purposes without danger to health or peril from fire, flood, erosion, or other natural acts. All required improvements shall be constructed or installed to conform to the Village specifications found in Article D of this part of which may be obtained from the Planning Board.
3. **Design Standards:**
 - a. **Road Layout:**
 - i. (Roads shall be of sufficient width, suitably located and adequately constructed to accommodate expected traffic loads and afford access for fire fighting, snow removal, school buses, and road maintenance equipment. The arrangement of roads and lots shall be in harmony with surrounding areas and roads.
 1. Local roads shall be laid out to discourage through traffic.
 - ii. The arrangement of roads shall provide for the continuation of principal roads of any adjoining subdivision, and provision for future projection of principal roads into adjoining areas shall be made. Subdivisions containing 20 or more lots shall have at least two road connections with existing collector roads or major roads at least one quarter mile apart.
 - iii. At least one 50-foot right-of-way shall be reserved within the minor subdivision road frontage to allow access to land behind the frontage lots.
 - iv. Dead-end roads will be allowed whenever such development will not interfere with normal traffic circulation in the area. A pedestrian and utility easement may be required for continuation to the next road. These standards shall apply to dead-end roads.
 1. Drainage toward the entrance.

2. Shall not service more than 12 residences, nor be greater than 1,200 feet in length.
3. Shall have a turnaround at the end of the road, which shall have a right-of-way radius of 75 feet and a pavement radius of 50 feet.
4. Shall bear a "NO OUTLET" or "DEAD END" sign at the entrance.
- v. The road plan of the proposed subdivision shall bear a logical relationship to the terrain.
- vi. No intersection of more than two roads is allowed.
- vii. Reserve strips used to control access from the proposed subdivision to any neighboring property or to any land within the subdivision itself are prohibited.
- b. **Road Design:** shall be in accordance with Part 3 of this code.
- c. **Lots:**
 - i. Lot sizes shall conform to Part 1 of this code. Lots shall be of sufficient size to accommodate buildings and sanitary systems.
 - ii. Lot lines shall generally not meet each other or any boundaries at less than 75 degree angle nor greater than 105 degree angle.
- d. **Flood Hazard Areas:**
 - i. Any flood hazard area must be so marked on the preliminary plat.
 - ii. Land in such areas should not be used for building or other habitable structures, unless they are flood-proofed and/or equivalent storage capacity is provided.
- e. **Preservation of Natural Features:**
 - i. Top soil moved during the course of construction shall be replaced so as to cover all areas of the subdivision and shall be stabilized by seeding and plantings.
 - ii. Whenever possible, existing trees and shrubbery shall be conserved by the subdivider. Care should be exercised in construction so damage to existing trees and shrubs is avoided.
 - iii. Streams, lakes, ponds, and wetlands within a subdivision should be left unaltered unless an alteration to such bodies of water would serve to enhance the utility and quality of the subdivision.
 - iv. Unique physical, historical and cultural sites shall be incorporated into the subdivision in their present state or improved by the design.
 - v. All surfaces must be graded or restored within six months of the time of completion of the subdivision so that no unnatural mounds or depressions remain.
- f. **Landscape and Ground Cover:**
 - i. All lot areas shall be seeded where possible.
 - ii. A comprehensive planting scheme shall be reviewed and shall be finally approved by the Planning Board. Shade trees, shrubs, and ground cover are recommended for each lot.
- g. **Open Space:** Land shall be set aside in each major subdivision as public open space and shall generally constitute at least 10% of the total area. This area shall have suitable physical conditions and adequate road access necessary for recreational purposes.

Article D. Required Improvements

The developer shall either complete all improvements to the satisfaction of the Planning Board or post a performance bond or certified check sufficient to ensure the satisfactory completion of the following required improvements, prior to the approval of the final subdivision plat.

1. The following improvements are required in all subdivisions.
 - a. **Roads:** All roads shall conform to standards approved by the town or county highway superintendent, who shall judge what requirements are appropriate for the level of use

- expected as a result of the proposed subdivision according to the standards set forth in Part 3 of this code.
- b. **Sewage Disposal Systems:** All sewage disposal systems shall meet the standards set forth by Part 1 of this code and all applicable state requirements. If soils and other factors make septic tank and leach field systems insufficient, alternative methods shall be required, either on an individual or community level.
 - c. **Water Supply:** All lots shall be capable of being served with an adequate freshwater supply, (150 gal./day/bedroom) which shall meet all applicable village, state, and county requirements.
2. The following improvements shall be required in all major subdivisions, but specific provisions may be waived by the Planning Board in special cases.
- a. **Road Lighting:** Road lighting may be required by the Planning Board if it is judged to be in the best interest of the community.
 - b. **Sidewalks and Footpaths:** Sidewalks may be required if the proposed subdivision generates enough pedestrian traffic to warrant their construction. If a subdivision is located near a public facility, a footpath may be required to provide safe and adequate access to that facility.
 - c. **Road Signs and Guard Rails:** Road signs shall be provided according to Village Board standards and shall indicate road names shown on the final plat. Guard rails or posts shall be placed along the shoulder of any road where road construction has resulted in an embankment greater than six feet.
 - d. **Drainage:** Adequate storm drainage systems shall be required in all subdivisions, along with all other necessary provisions to reduce runoff erosion damage as required in Part 3 of this code.
 - e. **Utilities and Utility Easements:** The Planning Board shall require that all underground utilities be placed in the road right-of-way between the property line and the road traffic surface whenever possible. The subdivider shall install underground service connections in the road to the property line of each lot within the subdivisions. Fire hydrants, fire ponds, and water towers may be required where appropriate. Easements for utility lines shall be graded and seeded.

PART 3. ROAD STANDARDS

Before any road can be accepted by the Village of Turin, it must meet the following design and construction standards and be approved by the highway superintendent.

Article A. Construction Specifications for All Roads

1. Rough Grading:

- a. The contractor shall remove all rock, earth, and other materials, according to the plans, for the full width of the right-of-way, and shall properly dispose of this material. Earth embankments shall be constructed to establish lines and grades for the full width of the right-of-way at the locations shown on the plans. Embankment materials shall be (a) natural soil, free from excessive moisture, frost, stumps, trees, roots, sod, mulch, marl, vegetable matter or other unsuitable materials; (b) obtained from approved pits; (c) well-graded, with a minimum silt content; (d) suitable for compaction in layers not exceeding eight (8) inches in thickness; and (e) remain stable when wet.
- b. **Preparation of Subgrade:** The contractor shall prepare the subgrade to receive the pavement and drainage ways in conformity with the plans. Before the base material is placed upon the subgrade, it shall be shaped to line and grade compacted and free from hollows, mounds, and wet or soft spots.

- c. **Materials to be Used:** The source and acceptability of all road bed material shall be subject to the approval of the Village and county highway superintendents and according to usual village procedure. All cost for obtaining suitable material shall be borne by the contractor.
 - d. **Placing of Layers:** Embankment materials shall be placed in horizontal layers not greater than eight inches in thickness after compaction. Each layer shall be tamped or rolled in succession. Heavy equipment shall not be operated over pipelines or culverts until at least 36 inches of backfill has been placed and properly compacted over the crown of the pipe or over the top of the culvert.
2. **Sub-base, Base and Surface Courses:**
- a. The sub-base course shall consist of gravel with stones not to exceed five inches in diameter to a depth of six inches.
 - b. The base course shall be constructed of gravel with stones not to exceed one and one-half inches in diameter to a depth of six inches. If the surface is to be sealed by bituminous pavement, the base course may be constructed of gravel with stones not to exceed three inches in diameter.
 - c. The surface course shall consist of one or more layers of bituminous pavement or a stabilized surface on the approved base courses.
3. **Drainage:**
- a. Drainage ditches shall be constructed in conjunction with the new road, as specified on the plat, in such a way that all surface waters neither inundate any private property nor affect any existing roads.
 - b. Grades of all road ditches shall be a minimum of three feet below the center of the surface. Ditches shall be designed to have a minimum water carrying capacity equal to the peak runoff rate from the five-year heavy rainfall for one day. Drainage culverts shall be adequately sized and located so as to maintain pre-construction surface drainage patterns.
4. **Exceptions:** In cases where the Village Board feels these standards are inappropriate, exceptions may be made if the interest of the community is served.

Article B. Design Standards

The following standards shall apply to new roads in subdivisions.

- 1. **Grade:** not greater than ten percent, nor greater than three percent within 50 feet of an intersection.
- 2. **Horizontal curves:** shall have a minimum radius of 150 feet measured from the center line.
- 3. **Right-of-way:** 50 feet minimum.
- 4. **Width of pavement:** 18 feet minimum.
- 5. **Shoulders:** adequate shoulders shall be provided, but not less than five feet.
- 6. **Line of sight:** vertical curves shall be such that at least a 275-foot line of sight exists measured at three feet above the surface of the roadway.
- 7. **Tangents:** shall be at least 100 feet between reverse curves.

8. **Intersections:** shall join at a 90-degree angle for a distance of at least 50 feet. Line of sight shall be provided to observe traffic on the intersecting road at least 50 feet in advance of the intersection.

Article C. Driveways

All private road and driveway intersections with all roads shall provide maximum safety under the given location circumstances. Items to be considered in the construction of the drive include grade, drainage, line of sight, and proper markings.

PART 4. ADMINISTRATION

Article A. Permits

1. No principal structure, or accessory structure having 100 square feet of ground coverage or more, shall be built or altered, nor land use changed, until an appropriate permit has been issued by the Enforcement Officer, who shall issue such permits in accordance with the regulations in this code. Permit applications shall be filed with the Village Clerk, who shall refer them to the Enforcement Officer.
2. **Zoning Permits:** Two copies of a plot plan drawn to scale shall be submitted with all applications for zoning permits. It shall show: the dimensions of the lot; location of all buildings; locations, dimensions, and capacities of sanitary and water facilities; percolation test results; access to and location of public highway; and a brief description of the proposed use. The Enforcement Officer shall first approve the plot plan, return one copy to the applicant if all requirements of this code are met, and issue the respective permits.
3. **Final Site Approval:** After a site inspection is made confirming agreement with the plot plan, the Enforcement Officer shall then issue final approval of the permit, file one copy with the Village Clerk, and return one copy to the applicant within one week of the date of final approval.
4. Any use or construction for which a permit has been issued that has not commenced one year after the issuance shall require a new application.

Article B. Fees

Permit fees shall be established by Village Board resolution. The cost of any additional site inspections, tests, or professional consulting needed to comply with the regulations of this code shall be paid by the applicant prior to any issued approvals. The need for such information shall be determined by the Planning Board and/or the Enforcement Officer.

Article C. Enforcement Officer

The Enforcement Officer shall be appointed by the Village Board and shall issue permits only in strict compliance with this code, and shall have no authority to vary the requirements unless so directed by the Board of Appeals. The Enforcement Officer shall be empowered to make site inspections as necessary to assure compliance with this code. It shall be the mutual responsibility of the permit applicant and the Enforcement Officer to arrange for inspection of premises prior to permit issuance.

Article D. Board of Appeals

1. The Board of Appeals shall consist of a five-member board as described in Village Law. The board shall elect officers and prescribe rules for conduct and appoint a recording secretary.
2. The powers of the Board of Appeals are as follows:
 - a. **Interpretation:** Upon appeal from a decision by the Enforcement Officer, to decide any question involving the interpretation of any provision of this code, including exact location of a district boundary and determination of the presence of any alleged nuisance adversely affecting adjacent properties.
 - b. **Variances:** to vary or adapt the specifications of any requirements of this code.
3. The Board of Appeals shall act in accordance with Section 7-712 of the Village Law, the procedures specified by this code, and its own bylaws. All appeals and applications made to this board shall be in writing. They shall refer to the section of the code involved, state the claimed interpretation, and give reasons why this interpretation would be in the best interest of the community. Applications for appeals shall be obtained from the Enforcement Officer or Village Clerk.

Article E. Violations

1. A violation of this code is an offense punishable by a fine not to exceed 150 dollars. Each week of violation shall constitute an additional, separate offense.
2. Any person may file a signed complaint when a violation of this code is suspected. All complaints must be in writing and shall be filed with the Village Clerk, who shall immediately notify the Enforcement Officer. If a violation is found to exist, the Enforcement Officer shall order the violation to cease. Where uncertainty exists, an interpretation from the Board of Appeals shall determine if a violation exists.

Article F. Interpretation

The provisions of this code shall supersede local laws, ordinances, codes, or regulations to the extent that they are inconsistent with the provisions of this code. However, nothing herein shall prevent the adoption and enforcement of a law, ordinance, code, or regulations which are stricter or establish a higher standard than those provided in this code; such high provisions shall take precedence over these regulations.

Article G. Partial Invalidity

If a term, part, provision, section or paragraph of this code shall be held unconstitutional, invalid or ineffective, in whole or in part, such determination shall not invalidate the remaining terms, parts, provisions, sections or paragraphs.

Article H. Amendments

The Village Board may amend the provisions of this law pursuant to Village Law Section 7-708 and Municipal Home Rule Law Article 3 after public notice, public hearing, compliance with the State Environmental Quality Review Act regulations (6 NYCRR Part 617), and following appropriate referral to the County Planning Board pursuant to General Municipal Law Section 239-m.

Article I. Effective Date

This Village of Turin Land Use Regulation shall be effective upon filing with the Secretary of State.

PART 5. DEFINITIONS

Except where specifically defined, all words used in this code shall carry customary meaning. Words used in the present tense include the future and the plural includes the singular. All definitions shall apply throughout all sections of this code.

Aboveground Storage: Storage in a tank or other container that is not entirely covered with earth or other backfill material.

Accessory Structure: A detached structure which is of secondary importance to the principal structure of the lot, and which is not used for human occupancy.

Advertising Sign: A sign that is designed solely for advertising a service or product.

Agriculture: The raising of crops, animals, or animal products, the selling of products grown on premises, incidental mechanical processing of products, and any other commonly accepted agricultural operations.

Agricultural Structure: Barns, storage buildings, equipment sheds, and other structures customarily used for agricultural purposes.

Alteration: The structural change or change in use of any permitted or special use which results in any of the following:

1. Increase in size by 50% or more.
2. Increase in the amount of sewage created at the site.
3. Change in use.
4. Change that would not meet the dimensional requirements of this code.

A structural alteration requires building and zoning permits; a change in use requires a site plan review and or special use permit.

Animal Unit: One slaughter or feeder cattle, 1.43 dairy cows, or 0.4 swine.

Battery Energy Storage System: One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a small or large battery energy storage system as follows:

- a. Small battery energy storage systems have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.
- b. Large battery energy storage systems have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

Building: Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals, or chattels.

Bulk Storage: Materials stored in large quantities which are usually dispensed in smaller units for use or consumption.

Campground: Any area of land or water on which are located two or more cabins, tents, shelters, or other accommodations of a design or character suitable for seasonal or other more or less temporary living purposes, regardless of whether such structures or other accommodations actually are occupied seasonally or otherwise.

Commercial Use: Refers to retail sales, consumer service establishments and offices.

Compressed Air Energy Storage System: A system where a compressed energy storage plant can compress air and store the compressed air in a cavern underground. At times when demand is high, the stored air can be released and the energy can be utilized during peak demand times.

Concentrated Animal Feeding Operation: A feeding operation in which animals are kept for more than 45 days in a year and there is no vegetation.

Conservation: The protection or management of open land in a natural state. The definition includes management practices such as supplementary clearing and replanting, stream channel maintenance, erosion control, etc.

Contamination: The degradation of natural water quality as a result of human activities to the extent that its usefulness is impaired.

Dead End Road: A road with only one outlet for vehicles.

Deicing Compounds: Any bulk quantities of chloride compounds and/or other deicing compounds (ex., urea or calcium magnesium acetate) intended for application to roads, including mixtures of sand and chloride compounds in any proportion where the chloride compounds constitute over eight percent of the mixture. Bulk quantity of chloride compounds means any quantity but does not include any chloride compounds in a solid form which are packaged in waterproof bags or containers that do not exceed 100 pounds each.

Directional Signs: Off-site signs for the sole purpose of indicating directions to businesses and other establishments.

Disposal: The abandonment, discharge, deposit, injection, dumping, spilling, leaking, or placing by any other means of any solid waste, petroleum, radioactive material, hazardous substance, hazardous waste, or wastewater into or onto land or a surface water body.

Dwelling: Buildings designed as permanent living quarters for one or more families.

Electronic Message Center (EMC): A sign that is capable of displaying words, symbols, figures, or images that electronically change by remote or automatic means.

Easement: Authorization by a property owner for the use by another, for a specified purpose, of any designated part of his property.

Family: One or more persons occupying a dwelling unit and living as a single housekeeping unit.

Fertilizers: Any commercially produced mixture generally containing phosphorus, nitrogen, and potassium that is applied to the ground to increase nutrients for plants.

Final Plat: A drawing, in final form, showing a proposed subdivision containing all information or detail required by these regulations to be presented to the Planning Board for approval, and which, if approved, may be filed by the applicant in the office of the county clerk.

Final Site Approval: Written indication from the Enforcement Officer that the applicant has completed construction in accordance with the previously approved sketch plan. (See the Administration Section for the complete procedure.)

Groundwater: Water below the land surface in a saturated zone of soil or rock. This includes perched water separated from the main body of groundwater by an unsaturated zone.

Hazardous Substance: Any substance listed as a hazardous substance in 6 NYCRR Part 597, Hazardous Substance List, or a mixture thereof. In general, a hazardous substance means any substance which: 1) because of its quantity, concentration, or physical, chemical, or infectious characteristics poses a significant hazard to human health or safety if improperly treated, stored, transported, disposed of, or otherwise managed; 2) poses a present or potential hazard to the environment when improperly treated, stored, transported, disposed of, or otherwise managed; 3) because of its toxicity or concentration within biological chains, presents a demonstrated threat to biological life cycles when released in the environment.

Hazardous Waste: A waste, or combination of wastes, which are identified or listed as hazardous pursuant to 6 NYCRR Part 371, Identification and Listing of Hazardous Wastes. Hazardous waste include but are not limited to petroleum products, organic chemical solvents, heavy metal sludges, acids with a pH less than or equal to 2.0, alkali(es) with a pH greater than or equal to 12.5, radioactive substances, pathological or infectious wastes, or any material exhibiting the characteristics of ignitability, corrosivity, reactivity, or fails the Toxicity Characteristic Leaching Procedure (TCLP).

Home Occupation: An accessory use of a commercial or professional character customarily conducted within the dwelling by the residents thereof. It must be clearly secondary to the primary residential use and must not change the character of the area from residential. Examples include professional offices, homemade product sales, and minor franchise sales.

Human Excreta: Shall mean human feces and urine.

Junkyard: Any junkyard as defined by the County of Lewis Junkyard Law, otherwise known as Lewis County Local Law No. 5 of 1987, as amended.

Lot: A defined parcel of land considered as a unit, occupied or capable of being occupied by buildings or accessory structures and/or uses.

Lot of Record: A lot for which a valid conveyance has been recorded in the county clerk's office prior to the effective date of these regulations.

Lot Frontage: The portion of a lot facing the principal access.

Manure: Shall mean animal feces and urine.

Manufactured Home: A portable structure mounted on a frame with a chassis such that it may be towed as a vehicle from place to place, which is designed for use as a permanent dwelling; subject to design standards specified in the code pertaining to manufactured homes and single-family dwellings.

Manufactured Home Park: A tract of land where two or more manufactured homes are parked or where space is reserved for parking two or more manufactured homes.

Multi-family Dwelling: A building designed or altered for use as a permanent dwelling for three or more families.

Nonconformity: A lot, structure, or use of land lawfully existing at the time of the enactment of this code which does not conform to the regulations of the district in which it is situated.

Permitted Use: A use requiring site plan review (SPR) and or special use permit (SUP) by the Planning Board and associated zoning permit (ZP) and building permit when applicable.

Pesticide: Any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any insects, rodents, fungi, weeds, or other form of plant or animal life or viruses, except viruses on or in living man/or other animal; and any substance or mixture of substances intended for use a plant regulator, defoliant, or desiccant. These substances include, but are not limited to: herbicides, fungicides, insecticides, and rodenticides.

Petroleum: Any petroleum-based oil of any kind which is liquid at 20 degrees Celsius under atmospheric pressure and has been refined, re-refined, or otherwise processed for the purpose of: 1) being burned to produce heat or energy; 2) as a motor fuel or lubricant; or 3) in the operation of hydraulic equipment.

Preliminary Plat: A drawing marked "preliminary plat" showing the important features of a proposed subdivision submitted to the Planning Board for the purpose of consideration prior to submission of the plat in final form and of sufficient detail to advise the Planning Board of the layout of the proposed subdivision.

Radioactive Material: Any material in any form that emits radiation spontaneously, excluding those radioactive materials or devices containing radioactive materials which are exempt from licensing and regulatory control pursuant to regulations of the New York State Department of Labor or the United States Nuclear Regulatory Commission.

Recreational Fire Pits: These Recreational Fire Pits are to be used only for recreational/camping use and are not permitted for burning garbage.

Refuse: Anything putrescible or non-putrescible that is discarded or rejected as useless or worthless.

Road Width: Means width of right-of-way measured at right angles to the center of the road.

Septage: The contents of a septic tank, cesspool, or other individual wastewater treatment work that receives domestic sewage wastes.

Sewage: The combination of human and household waste with water that is discharged to the home plumbing system.

Setback: The distance from lot lines, buildings, rights-of-way, water bodies or other specified boundaries to the nearest wall or corner of any building.

Sludge: The solid, semi-solid, or liquid waste generated from a waste processing facility, but does not include the liquid stream of effluent.

Solar Energy System, Large: Any solar energy system that cumulatively meets one of the following provisions:

- a. Is intended to supply electricity principally into a utility grid for the purpose of off-site sale or consumption with generation above 24.99 kilowatts (kW), or
- b. Has a total ground surface area of greater than 4,000 square feet.

Solar Energy System, Medium: Any solar energy system that is an accessory use and cumulatively on a lot meets all of the following provisions:

- a. Is intended to supply electricity principally into a utility grid for the purpose of off-site sale or consumption with generation less than or equal to 24.99 kilowatts (kW), or
- b. Has a total ground surface area no greater than 4,000 square feet.

Solar Energy System, Small: Any solar energy system that is an accessory use and cumulatively on a lot meets all of the following provisions:

- a. Is an accessory use or structure designed and intended to generate energy primarily for use on the site in which it is located, less than or equal to 24.99 kilowatts (kW), and
- b. Has a total ground surface area no greater than 4,000 square feet.

Solar Energy System: Also known as a "solar collector system." A solar photovoltaic cell, panel, or array, or solar hot air or water collector device, which relies upon solar radiation as an energy source for collection, inversion, storage and distribution of solar energy for electricity generation or transfer of stored heat.

Solid Waste: Any garbage, refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded materials including solid, liquid, semi-solid, or contained gaseous material, resulting from industrial, commercial, mining and agricultural operations, and from community activities.

Spill: Any escape of a substance from the containers employed in storage, transfer, processing, or use.

Structure: Anything constructed or erected, the use of which requires location on the ground or attached to something having a location on the ground.

Subdivision: The division of any parcel of land into two or more lots, blocks, or sites, for any purpose with or without roads including re-subdivision and planned developments.

Subdivision, Exempt: A division of land approved by a probate or other court; a division of land for agricultural purposes into parcels of five acres or more not involving new roads or easements of access; conveyances of land for use as rights-of-way for rail, highway or public utilities; the sale or exchange of parcels of land between owners of adjoining property if added lots are not created and lots resulting are not reduced below minimum sizes required by this or other applicable laws; or a division of land into not more than four lots fronting on an existing public road.

Subdivision, Major: A subdivision of more than ten lots or any size subdivision requiring any new road or extension of municipal facilities.

Subdivision, Minor: Any subdivision containing five to ten lots fronting on an existing public road.

Surface Water Body: Those water bodies which are identified as drainage features (perennial stream or river, intermittent stream, canals, ditches, etc.), lakes, ponds, reservoirs, springs, or wetlands on United States Geological Survey or New York State Department of Transportation 7.5-minute topographic maps, United States Department of Agriculture soil survey maps, or wetland maps by the New York State Department of Environmental Conservation.

Travel Trailer: Any enclosed vehicle used or designed to be used for temporary living and/or sleeping quarters.

Travel Trailer Park: Any lot, piece, or parcel of ground where two or more travel trailers are parked, located, or used, or for which said premises are held open to the public for two or more such units.

Underground Storage: Storage within a tank or other container that is completely covered with earth or other backfill material.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

Wastewater: Aqueous carried waste including, but not limited to, dredge spoil, solid waste, hazardous waste, incinerator ash and residue, septage, garbage, refuse, sludge, chemical waste, infectious waste, biological material, radioactive materials, heat, and commercial, industrial, municipal, and agricultural waste.

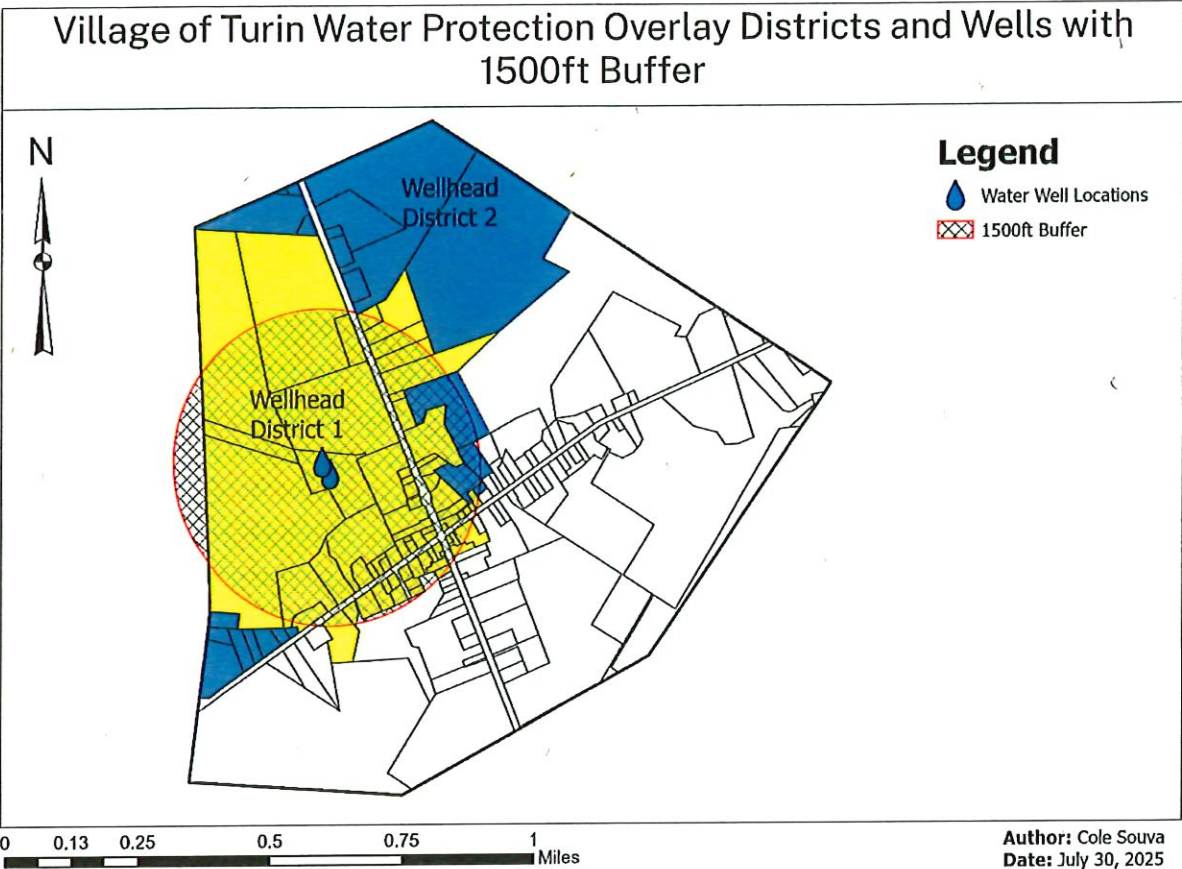
Water Body: Any lake, pond, wetland, or streambed.

Waterborne: Supported or carried by water.

Wellhead Protection Overlay District: Areas of the Village, as mapped, in which additional special requirements are in effect to protect the Village water supply wells, as specified in this law, in addition to the general requirements of this law, which apply to the entire Village.

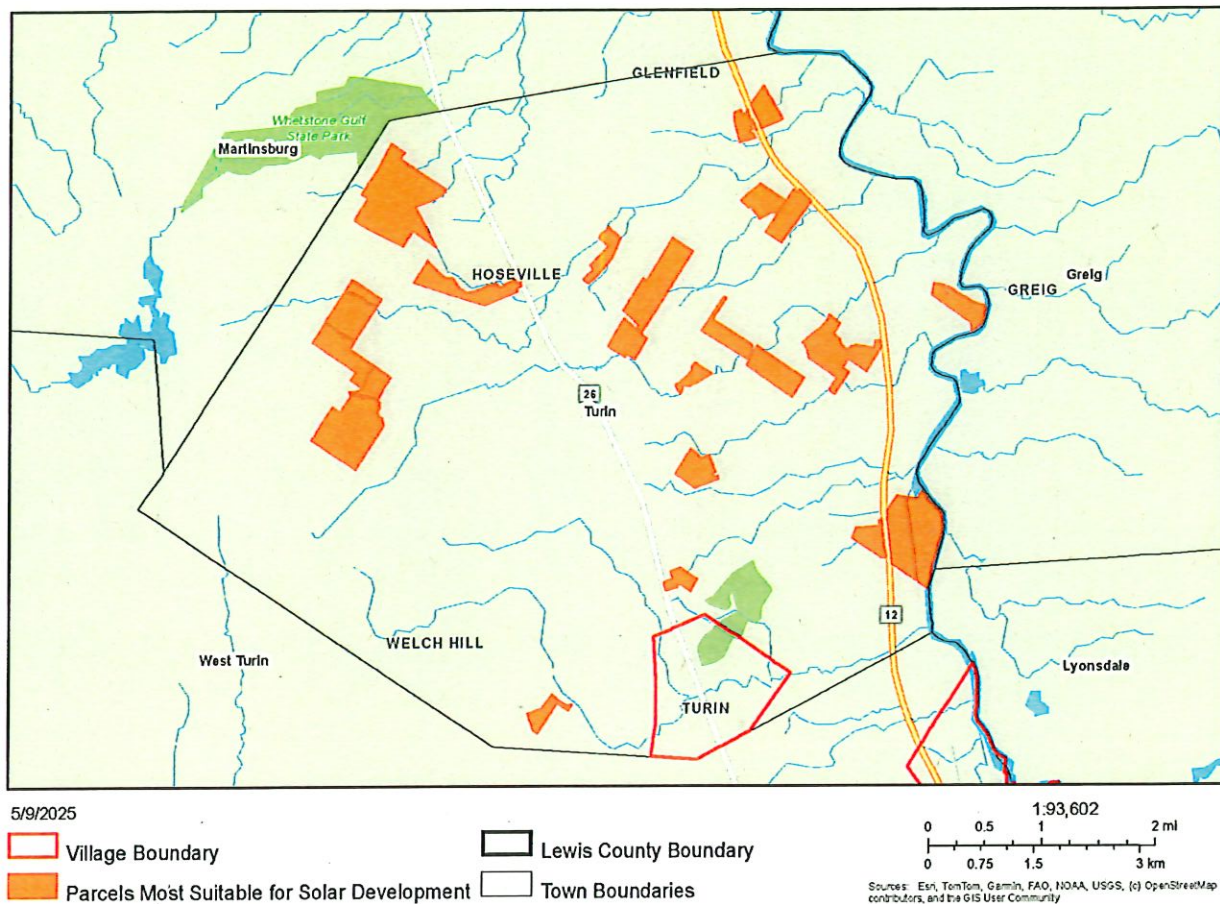
Zoning Permit: A permit issued by the Enforcement Officer that indicates the applicant has submitted a satisfactory sketch plan for a use that is in compliance with this code. Uses requiring a zoning permit are designated by (ZP).

ATTACHMENT 1: Water Protection Overlay Districts Map



ATTACHMENT 2: Village of Turin Solar Energy Overlay District Map

Village and Town of Turin Solar Overlay



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 which 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 sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Repeal Village of Turin Rural Development Code Local Law 01-2002 with Village of Turin Land Use Regulations Local Law 02-2025 (Text Amendments)		
Project Location (describe, and attach a general location map): Village of Turin		
Brief Description of Proposed Action (include purpose or need): the Village of Turin is to hold a special hearing / meeting for public comment session for the review - comment on the introduction of the Solar Energy Collectors, Generators, Battery Storage systems, commercial Energy Storage Systems & compressed Air Energy Storage Systems uses in all Zoning districts to the Village of Turin Rural Development Code & other additions / omissions to the Rural Development Code. Special meeting will be held on October 21st, 2025 @ 6:00 PM located at the Municipal office at 6312 East Main Street Turin New York 13473; where a Public Meeting will opened at 6:00 PM for a duration of 30 minutes. Following the public meeting a motion will look to be made followed by a second for approval to accept the Zoning Text Amendments & Repeal Village of Turin Rural Development Code Local Law 01-2002 with Village of Turin Land Use Regulations Local Law 02-2025.		
Name of Applicant/Sponsor: Village of Turin	Telephone: 315-348-8782	
	E-Mail: jleviker@villageofturin.gov	
Address: 6312 East Main Street		
City/PO: Turin	State: New York	Zip Code: 13473
Project Contact (if not same as sponsor; give name and title/role): Joshua Phillip Leviker (Village Mayor)	Telephone: 315-391-5405	
	E-Mail: jleviker@villageofturin.gov	
Address: 6312 East Main Street		
City/PO: Turin	State: New York	Zip Code: 13473
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	Village Of Turin Board	10-21-2025
b. City, Town or Village ☐ Yes ☐ No Planning Board or Commission		
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☐ No		
e. County agencies ☒ Yes ☐ No		10-17-2025
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) which 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): 2 wellhead districts, Village as part of the Town is within the Planning Accord for the Tug Hill (PATH) adopted by the Tug Hill Council of Governments	
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): A Significant amount of Village land is located in NYS certified Agricultural districts	

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?
Entire village - 1 Zone with 2 well head overlay districts

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,
i. What is the proposed new zoning for the site? Solar energy Collectors, Generators, Battery, Commercial & Compressed air storage systems

C.4. Existing community services.

a. In what school district is the project site located? South Lewis Central School

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

c. Which fire protection and emergency medical services serve the project site?
Turin Volunteer Fire Company

d. What parks serve the project site?
Village of Turin Park

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)? Zoning Text Amendments

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

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. 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: 20%;"></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: 20%; 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 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	_____	_____	_____	_____
	<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	_____	_____	_____	_____															
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? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☐ Yes ☒ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
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? 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 ☐ Yes ☒ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	☐ Yes ☒ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____ ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☒ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ 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%;"> <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: _____
i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____		

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, insecticides) 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 covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• 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: _____			

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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. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No	
If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☒ No	

F. Additional Information

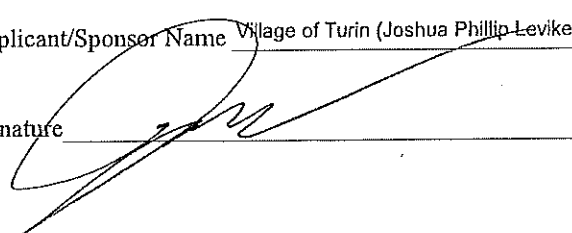
Attach any additional information which may be needed to clarify your project.

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 Village of Turin (Joshua Phillip Leviker) Date October 17th, 2025

Signature  Title Village of Turin Mayor

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

Agency Use Only [If applicable]
 Project: Village of Turin Land Use Regulations
 Date: October 21st, 2025

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) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				☒ NO	☐ YES
	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	☐	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐		
h. Other impacts: _____		☐	☐		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☒ NO ☐ YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☒ NO ☐ YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

1. Other impacts: _____ _____		☐	☐
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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) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		☒ NO	☐ 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	☐	☐
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	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
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	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
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	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		☒ NO	☐ 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	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☒ NO

☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

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	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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	☐	☐
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	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	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	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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	☐	☐

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.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☒ NO	☐ 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	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

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) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☒ NO	☐ 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	☐	☐
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	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____		☐	☐

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.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		☒ NO	☐ YES
	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐		
h. Other: _____		☐	☐		

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐		
g. 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.

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
The Village of Turin Land use Regulations

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Turin _____ 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: Village of Turin Rural Development Code (Zoning Text Amendments)

Name of Lead Agency: Village of Turin

Name of Responsible Officer in Lead Agency: Joshua P. Leviker

Title of Responsible Officer: Village of Turin Mayor

Signature of Responsible Officer in Lead Agency: _____

Date: 10-21-2025

Signature of Preparer (if different from Responsible Officer): _____

Date:

For Further Information:

Contact Person: Joshua P. Leviker

Address: 6312 East Main Street, Turin N.Y. 13473

Telephone Number: 315-348-8782

E-mail: jleviker@villageofturin.gov

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>

VILLAGE OF TURIN
6312 EAST MAIN STREET
TURIN NEW YORK 13473

During the monthly October 21st, 2025, board meeting a Public Hearing / meeting was opened at 6:00 pm at the Turin Municipal Building. The Village of Turin opened & held a public comment session for the review & comment on the adoption of the final zoning text amendments relative to the solar energy collectors, generators, battery storage systems, commercial energy storage systems & compressed air energy storage systems use in all zoning districts to the Village of Turin Rural Development Code & Other additions / omissions to the Rural Development Code. The Public Hearing / Meeting was closed at 6:30 PM with no public comment.

Actions

Motion to close the public hearing / meeting at 6:30 PM as made by Trustee Kelly Amidon and seconded by Trustee Geoffrey Buckingham. Motion passed.

Actions

Local Law No. 02 of the year 2025 entitled adoption of "Village of Turin Land Use Regulations" as presented.

Motion to repeal and replace the Village of Turin Rural Development code "Local Law 01-2002" with Village of Turin Land Use Regulations "Local Law 02-2025" – adopted 10/21/2025 to adopt / pass was made by Trustee Geoffrey Buckingham and seconded by Trustee Kelly Amidon. Motion passed & enacted by the Board of Trustees.

AFFIDAVIT OF PUBLICATION

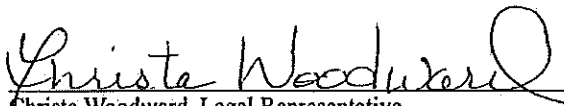
STATE OF NEW YORK
JEFFERSON COUNTY

WATERTOWN DAILY TIMES

VILLAGE OF TURIN
PO BOX 223
TURIN, NY 13473
UNITED STATES

REFERENCE
ACCOUNT: 104026
ORDER: CAMPAIGN 19007 / LINE 32275 — Zoning Text Amendments

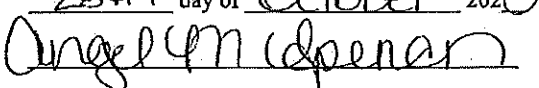
Christa Woodward, being duly sworn, affirms that s/he is a legal representative of the Johnson Newspaper Corporation, a corporation duly organized and existing under the laws of the state of New York, and having its principal place of business in the city of Watertown and that said corporation is the publisher of Watertown Daily Times, a newspaper published in the city of Watertown, Jefferson County and state of New York, and that a notice, of which the annexed is a printed copy, has been published regularly in said newspaper.

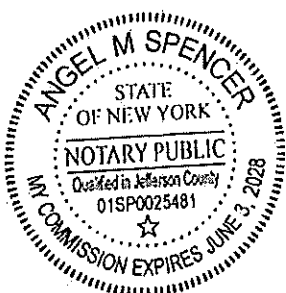

Christa Woodward, Legal Representative

Published on: 10/8/2025, 10/11/2025, 10/15/2025, 10/18/2025

FILED ON: 10/18/2025

Sworn to and subscribed before me this

28th day of October 2025




AFFIDAVIT OF PUBLICATION

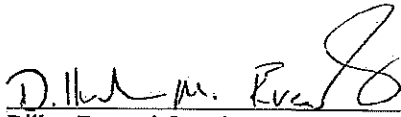
STATE OF NEW YORK
COUNTY OF JEFFERSON

JOURNAL & REPUBLICAN

Village of Turin
PO Box 223
Turin NY 13473

REFERENCE: 104026
19007 Zoning Text Amendments

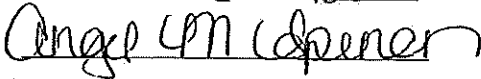
Dillon Everard, being duly sworn, says that she/he
Is a Legal Representative of the Johnson Newspaper
Corp., a Corporation duly organized and existing
Under the laws of the State of New York, and
Having its principal place of business in the City
Of Watertown, New York, and that said corporation
Is the publisher of the JOURNAL & REPUBLICAN,
A Newspaper published in the City of Watertown,
Jefferson County and State of New York, and that
A Notice, of which the annexed is a printed copy,
Has been published regularly in said newspaper.

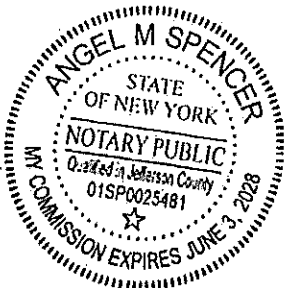

Dillon Everard, Legal Representative

Published on: 10/8/25, 10/15/25

FILED ON: 10/15/25

Sworn to and subscribed before me this
28th day of October 2025





Public Notice: LEWIS COUNTY NOTICE

“During the monthly October Board Meeting, The Village of Turin will open & hold a public comment session for the review & comment on the adoption of the final Zoning Text Amendments relative to the Solar Energy Collectors, Generators, Battery Storage Systems, Commercial Energy Storage Systems & Compressed Air Energy Storage Systems uses in all zoning districts to the Village of Turin Rural Development Code & other additions / omissions to the Rural Development Code. Meeting is to be held on October 21st, 2025. @ 6 00 PM located at the municipal office at 6312 East Main Street Turin New York 13473. A copy of the Zoning Text Amendments are posted & on file at the Village of Turin Municipal Building. Individuals can respectfully request a copy from the Village Clerk via email villageofturin@yahoo.com or from the village mayor via email jleviker@villageofturin.gov or by phone at 315-348-8782 or 315-391-5405.

Client:	104026	VILLAGE OF TURIN	Phone:	
	PO BOX 223			
Address:	TURIN, NY 13473			
	Tel: 315 348-8782			
Ad #:	19007			
Sales Rep.:	W220	Angel Spencer	Phone:	315-661-2457
			Fax:	(315) 661-2521
Class.:				
Publications:	Watertown Daily Times			
Class.:	ANNOUNCEMENTS -->	Announcements		
Publications:	Watertown Daily Times			
Class.:	ANNOUNCEMENTS -->	Announcements		
Publications:	Watertown Daily Times			
Class.:	ANNOUNCEMENTS -->	Announcements		
Publications:	Watertown Daily Times			
Class.:	ANNOUNCEMENTS -->	Announcements		
Publications:	Watertown Daily Times			
Class.:	ANNOUNCEMENTS -->	Announcements		
Publications:	Lowville Journal & Republican			
Class.:	ANNOUNCEMENTS -->	Announcements		
Publications:	Lowville Journal & Republican			
Start Date:	10/8/2025		End Date:	10/18/2025
P.O. #:				
Paid Amount:				
Total Price:	\$ 414.50			

PREVIEW

Public Notice: LEWIS COUNTY NOTICE

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