

**A. INTRODUCTION**

The Cayuga Indian Nation of New York (the “Nation”) has applied to the Bureau of Indian Affairs (“BIA”) for a fee-to-trust transfer of 125± acres<sup>1</sup> of land owned by the Nation (the “Proposed Action”). The proposed fee-to-trust transfer had been comprised of seven separate parcels (nine tax map numbers) located in the Village of Union Springs and the Towns of Springport and Montezuma, in Cayuga County, and the Town of Seneca Falls, in Seneca County, New York. However, the 0.018 acre parcel of land in the Town of Montezuma which was evaluated in the DEIS has been withdrawn from the fee-to-trust application, and is no longer included as part of the Proposed Action or any alternatives.

This part of the EIS, Chapter 3.0, “Affected Environment,” describes the aspects of the environment that may be affected by the Proposed Action and the alternatives. This chapter is composed of individual sections that detail the existing conditions of resources – natural, cultural, and socioeconomic – that may be affected. Following this chapter, Chapter 4.0, “Environmental Consequences,” discusses potential impacts the Proposed Action and the alternatives may have on each of the resource areas discussed in this chapter.

**B. PROPERTY DESCRIPTION**

The Proposed Action is the fee-to-trust transfer of approximately 125± acres of land comprising six separate parcels (eight tax map numbers) in the Village of Union Springs and the Town of Springport in Cayuga County, and the Town of Seneca Falls in Seneca County, New York.

The properties are variously referred to in this FEIS individually, by their individual tax lot identification numbers, or as contiguous properties comprising one or more tax lots. As used herein, and as further described below, the “Seneca County Property” consists of three contiguous tax lots, comprising 13.98 acres; the “Union Springs Property” consists of four contiguous tax lots comprising approximately 111 acres; and the “Springport Property” consists of a single 3.7 acre tax lot. The Seneca County Property and the Union Springs Property also comprise the Nation’s “Enterprise Properties” discussed herein and further described in Alternative 3, “Enterprise Properties into Trust.”

Table 3.0-1 below provides an overview of the Nation’s property.

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<sup>1</sup> The notice of intent published in the Federal Register on February 13, 2006 (71 FR 7568) cited the conveyance into federal trust of seven parcels comprising 125± acres of land. The records of the affected municipalities report the actual acreage of the seven parcels included in the Nation’s Land Trust Application to be 129.16 acres. Since the Proposed Action now excludes the Montezuma parcel, the fee-to-trust application comprises six parcels and 129.14 acres of land.

**SENECA COUNTY PROPERTY**

The Seneca Falls property consists of three contiguous tax lots comprising a roughly rectangular block of 13.98 acres. The property is currently developed, consisting of the Nation's LakeSide Enterprise operations, including a gas station and convenience store, and gaming operation. As discussed in Chapter 1, "Purpose and Need," the Class II gaming operation occupying the rear portion of the convenience store building at the time of the fee-to-trust application (May 25, 2005) was temporarily closed following the submittal of the application.<sup>1</sup>

The Nation's LakeSide Trading gas station and convenience store are located on one tax parcel approximately .69 acres in size (36-1-49). The Nation's property also consists of a former boat repair building that is not currently in operation (36-1-48.2). The LakeSide Enterprise office building is located on a separate tax parcel (36-1-48.1). These three tax parcels are contiguous and form a roughly rectangular block of land.

The surrounding area consists of agricultural, residential, and recreational uses. In addition, there are several commercial operations directly east of the properties on Route 89. The New York Chiropractic College campus is located approximately 2,000 feet to the north of this property.

**CAYUGA COUNTY PROPERTY**

The Nation's two Cayuga County properties comprise a total of five tax lots in the Village of Union Springs and the Town of Springport.

*UNION SPRINGS PROPERTY*

The Union Springs property is comprised of four contiguous tax parcels totaling approximately 111 acres. The property consists of vacant land, 82 acres of which are in soybean production; LakeSide Trading, which consists a convenience store, gas station, and car wash; and the gaming operation, LakeSide Entertainment 1, which occupies an approximately 2,300 square foot building that formerly occupied by a NAPA auto parts store. The gaming facility, comprising 86 electronic bingo machines, was in operation at the time of the fee-to-trust application May 25, 2005. The surrounding area consists of agricultural, residential and recreational use.

The property is bordered by undeveloped land to the north, retail properties to the east, a fire department, high school and residential properties to the south, and residential properties to the west. Cayuga Lake is located approximately 500 feet west of the parcel. The bulk of this property is the approximately 108 acre tax lot 134.17-1-1.51 which consists of vacant land.

The Nation's LakeSide Trading gas station and convenience store and car wash business are located on two separate tax parcels totaling approximately 2 acres (134.17-1-1.21 & 134.17-1-1.121). The immediate area is bordered by vacant land to the north, NYS Route 90 followed by residential properties to the east, local retail shops to the south and vacant land to the west. There are several other commercial and professional office operations to the south and west of the subject parcels.

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<sup>1</sup> Because the gaming operation was in operation at the time of application, the gaming operation is considered part of the affected baseline environmental conditions. The environmental baseline is established on the date of the Tribal application. Changes projected from the environmental baseline that are due to the Proposed Action form the basis for the assessment of potential impacts.

The LakeSide Entertainment gaming facility is located at 271 Cayuga Street, on an approximately 1.48 acre parcel (tax lot 141.05-1-3). This parcel is bordered by agricultural land to the north, NYS Route 90 followed by residential properties to the east, Union Springs Fire Department to the south, and vacant agricultural land to the west. The LakeSide Entertainment facility is comprised of a 2,304 square foot one-story building.

*SPRINGPORT PROPERTY*

The Springport property consists of one tax parcel (150.00-1-29.1) of approximately 3.70 acres. This parcel is rectangular and is bordered on the north and south by residential properties, on the east by NYS Route 90, and to the west by a former railroad bed followed by a wooded area.

**Table 3.0-1  
Tax Parcels Comprising Nation’s Property**

County/ Municipality	Parcel Address	Parcel Deed Reference	Tax Lot Designations of Parcel	Approx. Acreage <sup>1</sup>	Use
<b>Seneca County</b>					
Town of Seneca Falls	3149 Garden Street Extension/Rt. 89	Book 702 at page 66	36-1-48.1 36-1-48.2	13.29	Former campground and boat repair shop; Nation’s office use
	2552 Route 89	Book 674 at page 63	36-1-49	0.69	Gas station, convenience store, and gaming facility
<b>Cayuga County</b>					
Village of Union Springs	North Cayuga Street	Book 1208 at page 236	134.17-1-1.51	108.0	Vacant lot/ agriculture
	299 and 303 Cayuga Street	Book 1129 at page 222	134.17-1-1.21 134.17-1-1.121	1.98	Gas station, car wash, convenience store
	271 Cayuga Street	Book 1129 at page 225	141.05-1-3	1.48	Gaming facility
Town of Springport	Route 90	Book 1215 at page 291	150.00-1-29.1	3.70	Vacant lot
<p><b>Notes:</b> <sup>1</sup>The notice of intent published in the Federal Register on February 13, 2006 (71 FR 7568) cited the conveyance into federal trust of seven parcels comprising 125± acres of land. The records from the municipalities report the actual acreage of parcels included in the Nation’s Land Trust Application (excluding the withdrawn Montezuma parcel) as 129.14 acres.</p> <p><b>Sources:</b> Tax Assessors’ records and real property tax bills/Tax Collector’s offices, Towns of Seneca Falls, and Springport (including Village of Union Springs).</p>					

**C. EXISTING CONDITIONS**

Since the publication of the DEIS, the background conditions of the Project Area have not changed to any degree that would substantively affect the analyses. The Nation continues to utilize its properties in the manner described in the DEIS. Furthermore, there have been no environmental changes in the vicinity of the Project Site that warrant further analysis of the existing conditions, or future with or without the Proposed Action.