

**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 property proposed for fee-to-trust transfer is comprised of seven separate parcels (nine tax map I.D. 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.

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 Nation has applied to the Bureau of Indian Affairs (“BIA”) for a fee-to-trust transfer of approximately 125± acres of land comprising seven separate parcels (nine tax map I.D. numbers) 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.

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

**SENECA COUNTY PROPERTY**

The Seneca Falls property consists of three tax lots comprising 13.98 acres. The property is currently developed, consisting of the Nation’s LakeSide Enterprise operations, including a gas station and convenience store. As discussed in Chapter 1, “Purpose and Need,” a Class II gaming operation occupied the rear portion of the convenience store building at the time of the fee-to-trust application (May 25, 2005). Subsequent to this application, the gaming operation was temporarily closed.<sup>2</sup>

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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.

<sup>2</sup> Because the gaming operation was in operation at the time of application, the gaming operation is considered part of the affected environment.

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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).

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 three Cayuga County properties are composed of six tax lots in the Village of Union Springs and the Towns of Springport and Montezuma.

#### *UNION SPRINGS PROPERTY*

The Union Springs property is comprised of four tax parcels totaling approximately 111 acres and consists of vacant land, LakeSide Trading (convenience store/gas station), LakeSide Entertainment (which occupied a former NAPA auto parts store), and a car wash. 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.

The LakeSide Entertainment gaming facility is located at 271 Cayuga Street and 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. As discussed in Chapter 1, "Purpose and Need," this Class II gaming facility was in operation at the time of the fee-to-trust application (May 25, 2005). Subsequent to this application, this gaming operation was temporarily closed.<sup>1</sup>

#### *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.

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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 environment.

*MONTEZUMA PROPERTY*

The Montezuma property consists of one vacant parcel comprising one tax lot (85.00-1-2801) comprising approximately 0.05 acres. This parcel is bordered on the northern two sides by residential properties and the southern side by the NYS Thruway (I-90).

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

County/ Municipality	Parcel Address	Parcel Deed Reference	Tax Lot Designations of Parcel	Approx. Acreage	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
	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
Town of Montezuma	High Street	Book 1215 at page 293	85.00-1-28.1	0.018	Vacant lot
<b>Note:</b> 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 as shown in this table report the actual acreage of the seven parcels included in the Nation's Land Trust Application to be 129.16 acres.					