

**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:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
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 Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No  <i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> 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):

---



---



---

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):

---



---



---

### 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?

\_\_\_\_\_

\_\_\_\_\_

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? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? \_\_\_\_\_

b. What police or other public protection forces serve the project site?

\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?

\_\_\_\_\_

d. What parks serve the project site?

\_\_\_\_\_

\_\_\_\_\_

### D. Project Details

#### D.1. Proposed and Potential Development

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

\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres

b. Total acreage to be physically disturbed? \_\_\_\_\_ acres

c. Total acreage (project site and any contiguous properties) owned  
or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<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)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify:</span> _____ 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> (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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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 ☐

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____            _____            _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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): _____            _____            _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____            _____            _____</p>		
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____            _____</p> <p>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)? _____            _____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____              _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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? _____</p> <p>If Yes:</p> <p>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) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;">Yes No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>_____</li> <li>• Operation: _____</li> <li>_____</li> </ul>	



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

<b>E.1. Land uses on and surrounding the project site</b>			
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. <input type="checkbox"/> Urban <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Rural (non-farm) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ ii. If mix of uses, generally describe: _____ _____			
b. Land uses and coverytypes on the project site.			
Land use or Coverytype	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: _____ _____			

<p>c. Is the project site presently used by members of the community for public recreation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p><i>i. If Yes: explain:</i> _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p><i>i. Identify Facilities:</i></p> <p>_____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____</p> <p><i>iii. Provide date and summarize results of last inspection:</i></p> <p>_____</p> <p>_____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Has the facility been formally closed?</i> <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i></p> <p>_____</p> <p>_____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p> <p>_____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i></p> <p>_____</p> <p>_____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p><i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> Yes – Spills Incidents database</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database</p> <p><input type="checkbox"/> Neither database</p> </div> <div style="width: 50%;"> <p>Provide DEC ID number(s): _____</p> <p>Provide DEC ID number(s): _____</p> </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____</p> <p>_____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i></p> <p>_____</p> <p>_____</p>	

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <span style="margin-left: 20px;"><input type="checkbox"/> Biological Community</span> <span style="margin-left: 20px;"><input type="checkbox"/> Geological Feature</span></p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>

#### 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 \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_

## Section F Narrative, FEAF Part I for Adoption of Updated Zoning and Subdivision Law

### A. Project Description: Adoption of an Updated Zoning Law for the Town of Waterford.

Purpose of Action: To establish a local law that Implements the Town of Waterford 2017 Comprehensive Plan.

**Project Site and Process:** The project site includes the entire area within the boundaries of the Town of Waterford, Saratoga County, NY. The Town Board has worked to develop new zoning language after their Comprehensive Plan was adopted in 2017. The process included drafting of language with the aid of Town attorney and planner, the Waterford Planning Board, public input, multiple Board and fulfilling all New York State requirements for adopting a local law. Adoption of the updated zoning is deemed a Type I action by the Town Board and does not need a coordinated review for this action since the Town Board is the only agency with the authority to adopt a zoning law for the Town.

**Consistency with Comprehensive Plan:** The proposed zoning law and subdivision law is established to implement the Town of Waterford Comprehensive Plan. The Town developed and adopted the Plan to guide future growth and development in the community in a manner that meets community goals and expectations. This plan, adopted pursuant to New York State Town Law 272-a, is a written document that describes the conditions and resources of the Town, and outlines the goals, principles, policies, strategies and actions for the immediate and long-range protection, enhancement, growth, and development of the Town. It was designed to guide not only the physical, environmental and economic development of the Town, but also to address the social and cultural needs as identified by Town residents. The Plan was based on public input, research, and analysis of data collected in and about the Town.

The Comprehensive Plan recognizes the unique environmental features of Waterford and seeks to protect and enhance them. Environmental resources are recognized as critical to the quality of life for Town residents. The intent of the zoning update is to establish land use policies and procedures that are consistent with the adopted Comprehensive Plan. Policies established in the Plan and then realized through the proposed zoning and development standards address:

- Historic Resources
- Environmental and Natural Resources
- Housing
- Recreational Resources
- Infrastructure
- Economic Development
- Community Character

The Plan specifically establishes many environmentally-oriented goals including<sup>1</sup> to “protect open space, scenic vistas, and other important natural resources in Waterford for future generations” and “preserve, promote, and enhance Waterford’s historic and cultural assets” and “Proactively direct future development across the entire Town by updating and enhancing the overall quality of zoning ordinances, physical infrastructure, and municipal services in Waterford; Provide for a mix of housing types and densities to meet the housing needs of individuals, families and seniors while maintaining the continuity of established residential neighborhoods; and protect public health and safety.”

The depth and breadth of environmental topics addressed in the Plan illustrate the commitment Waterford has made to protect, preserve, and enhance the environment. The primary purpose of the zoning update is to implement these principles through land use regulations.

#### Strategies from Plan Are Incorporated into Proposed Zoning

Table 1, below, summarizes specific recommendations from the Waterford Comprehensive Plan that formed the basis for changes made in the updated zoning law:

**Table 1: Specific Recommendations from the Adopted Town of Waterford Comprehensive Plan Translated into Zoning Law Regulations<sup>2</sup>**

<b>Summary of Recommended Environmentally-Related Strategies from Plan that Guided Development of Updated Zoning and Subdivision</b>
Ensure that development within or immediately adjacent to scenic viewsheds along the waterfront are compatible with, complement, and enhance viewshed and not compromise irreplaceable environmental and scenic resources.
Incorporate streetscape improvements to improve the appearance and conditions of street and sidewalks, including sidewalks, lighting, landscaping, façade improvements
Develop design guidelines to ensure that building rehabilitation, façade improvement, and infill construction is compatible with the historic character of buildings and the surrounding neighborhood.
Update the Town’s zoning code to incorporate more modern tools and approaches to guiding growth and development.
Adopt Conservation Subdivision technique.
Promote a broader choice of housing variety and housing options.

Highlights of the zoning updates are:

1. New floodplain, LWRP and Zoning District maps
2. Updated and added new definitions

---

<sup>1</sup> Not all recommended goals are detailed in this list. See Plan for the full set of recommendations.

<sup>2</sup> This table does not include all the Comprehensive Plan recommendations but summarizes those related to environmental features explored in this SEQR analysis.

3. Added purposes statements for each district consistent with Comprehensive Plan
4. Turned use list and narrative into table and updated allowed uses (to clarify and add)
5. Turned dimension list and narrative into table, and updated
6. Updated parking requirements
7. Updated sign requirements to make consistent with Supreme Court ruling (cannot have any regulation of content)
8. Added objectives, submission requirements, allowable density, and added review criteria for large scale planned developments
9. Agriculture-addressed buffers, fencing and farm stands
10. Added supplemental regulations as per Comprehensive Plan recommendations
  - a. Commercial design standards
  - b. Senior housing development standards
  - c. Bed and Breakfast
  - d. Solar farms
  - e. Telecommunication towers
  - f. Accessory dwellings (allowed with controls)
  - g. Zoning Code Enforcement duties
11. Added significantly to ZBA section to bring it into compliance with NYS Town Law including process, referrals, and review criteria
12. Updated waterfront overlay district
13. Added new special use permit process including submissions, review criteria, authorizing Planning Board to do these reviews
14. Added in new Site Plan Review process
15. Added in where needed references to SEQRA, updated time frames to match NYS Town Law, and procedures for clarification where needed.

Highlights of the subdivision updates are:

1. Expanded purpose statements to reflect Comprehensive Plan.



2. Updated definitions.
3. Updated submissions for sketch plan phase to ensure adequate information for planning board decision-making.
4. Updates to review process for consistency with State authorizing legislation time frames, hearings, referrals, and coordination with SEQR for both minor and major subdivisions.
5. Update of the boundary lot line adjustment process and submissions.
6. Expansion of language for performance bond and inspections requirements.
7. Adding references to the Town's stormwater management local law requirements and standards to address stormwater.
8. Addition of development standards to protect groundwater, streams, wetlands, areas with high water tables, biodiversity, steep slopes, and character of the Town when subdivision occurs.
9. Added a new section to require the use of the conservation subdivision design method for major subdivisions. This new section includes process, design steps, open space requirements, and layout guidelines for major subdivisions.
10. Updated the required submissions sections to match other requirements and to ensure the Planning Board has all available information for decision-making.

The Town established the need to promote new development in Waterford in a manner that meets community performance expectations and is consistent within the context of the character and environment of Waterford. The proposed zoning law is a set of land use regulations that will work to ensure sustainability and protection of Waterford's environment. The updated zoning law will serve to allow the Town to effectively reduce or mitigate environmental impacts as discussed below.

## **B. Environmental Setting:**

A complete description of the environmental setting of the Town of Waterford can be found in the Comprehensive Plan adopted in 2017. The environmental setting is fully described via maps; a comprehensive profile and inventory of the demographic, cultural, economic, environmental, infrastructure, recreational and historical resources in the Town; and other supporting information compiled through public input.

## **C. Discussion of Potential Environmental Impacts:**

The following discussion offers more detail on the action (adoption of updated zoning law and subdivision law). It is organized by the topics covered in Part II of the Full Environmental Assessment Form (FEAF). This Section F, as per the FEAF, is designed to provide additional information to help the

Lead Agency evaluate any significant adverse environmental impacts associated with adoption of the proposed updated zoning law.

The Town's goal in developing new zoning and subdivision regulations is to implement their Comprehensive Plan and to have land use policies and standards that are consistent with the environmental resources in Waterford. The proposed zoning and subdivision have been developed to ensure higher levels of protection of those resources and to promote new development that is fully consistent with the environment and goals of Waterford. Those resources are fully described in the Comprehensive Plan.

The proposed zoning and subdivision enhance land use policies to protect wetlands, floodplain, steep slopes, streams, and groundwater resources in the Town. Of vital importance to the Town is maintenance of its town and historic character. Thus, the updated laws are designed to elevate the role of community and neighborhood character, preserve historic resources, and ensure future development is consistent with the type, scale, and intensity of uses desired by the Town.

As lead agency, we have a responsibility to take a hard look at the potential adverse environmental impacts which may be caused by the proposed action, and eventually determine whether the action itself - adoption of the zoning law and subdivision law – will cause any significant adverse environmental impacts. It is acknowledged that potential adverse impacts could arise when future developments projects occur, and potential adverse environmental impacts may arise, even if the proposed action is not taken. The primary goal and purpose of this proposed action is to minimize the potential adverse environmental impacts of future development to the maximum extent practicable.

The following discussion on the potential adverse impacts of adopting the updated zoning includes a comparison of potential impacts of implementation of the proposed zoning law and subdivision law to those that could occur under the current regulations with no updates made.

## **Environmental Factors Considered**

### **1. Impact on Land**

Impacts on land resources involve construction on, or physical alteration of, the land surface. There will be new land uses in the future that will alter the land surface, but the updated zoning and subdivision will be more protective of land resources because of the proposed zoning policies. Important additions to the proposed zoning include but are not limited through use of conservation subdivision design for major subdivisions.

### **2. Impact on Geological Features**

Impacts on geological resources involves modification or destruction of, or inhibiting access to, any unique or unusual land forms on the site. There are no unique landforms or geologic features identified in the Town, nor are there any registered National Natural Landmarks in Waterford.

### **3. Impact on Surface Water Features**

Impacts on surface water involve wetlands, canals, rivers, and other surface water bodies (streams, ponds, and lakes). There are several New York State Department of Environmental Conservation regulated and Federal (National Wetland Inventory) wetlands in the Town. These are mapped and fully discussed in the Comprehensive Plan. The Town recognizes the importance of these surface water bodies, desires to ensure high quality surface waters, and notes the significant role protection of water resources plays in the Comprehensive Plan. To that end, the updated regulations add to the existing development standards and are more protective of surface resources than under current regulations because of the following policies:

- a. Subtracting lands in flood hazard areas and wetlands from the calculations of density in planned development districts to ensure that the density is consistent with the land's capacity.
- b. Identifying wetlands, wetland buffers, streams, canals, and steep slopes as not suitable locations for solar development.
- c. Adding ability for the Planning Board to require additional buffers between wetlands and adjacent uses in the Waterfront Overlay District.
- d. Adding in protection of water features as well as steep slopes, scenic byways, shoreline and waterfront areas and historic resources to the specific criteria for special uses.
- e. Enhancing how site plan reviews protect natural resources by for example, enhancing information and data submitted for review to the Planning Board and adding in criteria that evaluates the adequacy of the project to protect significant natural, ecological, cultural, and historical features on and near a site including to wetlands, streams, floodplains, critical wildlife and fish habitats, waterfronts and shorelines, and historic buildings and landscapes.
- f. Requiring use of the conservation subdivision design method for major subdivisions so that open space and other sensitive environmental features will be protected while accommodating new development.

#### 4. Impact on Groundwater

Impacts on groundwater relate to new or additional use of ground water or uses that have the potential to introduce contaminants to ground water or an aquifer. Most areas in Waterford are served by public water. Updates to the zoning and subdivision laws will not adversely affect groundwater.

#### 5. Impact on Flooding

Impact on flooding relates to actions that result in development on lands subject to flooding. The proposed zoning law adds additional protections to all floodways and floodplains located in the Town and thus, will benefit those environmental resources when future development occurs. The updated zoning is more protective of floodplain areas, integrates the evaluation of flooding potential during development, and seeks to maintain the natural functioning of floodplains in the Town. Overall, the updated zoning is designed to limit development in and impacts to these areas. The updated subdivision law also is more responsive to flood effects by ensuring adequate mapping is received, and that subdivisions are designed to be protective of these areas.

#### 6. Impact on Air

As per the SEQRA FEAF, air impacts include those related to state regulated air emission sources. Adoption of the proposed zoning law would not adversely impact air resources. The proposed zoning serves to limit adverse impacts on air by restricting uses that may have state regulated air emissions to the Industrial District. Updates to the subdivision law will not impact air resources.

Further, the proposed zoning elevates the importance of air resources during project review and requires the Planning Board to evaluate potential impacts to air resources during special use permitting in addition to any SEQR evaluation. New special use permit criteria were added to prevent emission of fly ash, dust, smoke, or other forms of air pollution.

#### 7. Impact on Plants and Animals

These impacts relate to loss of flora or fauna. In the future, new development on 'green sites' may disturb land and habitats and cause a loss of flora or fauna locally. The Town recognizes that there are undeveloped land areas in Waterford that provide meadow, wetland, forested and other habitats.

The proposed zoning and subdivision requires the Planning Board to pay special attention to impacts on plants and animals as follows:

- a. Conservation subdivision regulations for major subdivisions are established to in part, plan for and avoid important wildlife habitats. As part of the design process, critical habitats will be identified and included in the preserved portion of the parcel. That preserved open space would be maintained to continue agricultural open lands, meadows, wetlands, steep slopes, and forested habitats.
- b. The zoning also establishes that the Planning Board may require methods to mitigate adverse impacts to wildlife, wildlife habitats, travel corridors or migration routes when large-scale solar

facilities are proposed. The update requires the Planning Board to evaluate special use applications to ensure the project protects significant natural, ecological, cultural, and historical features on and near the site including but not limited to wetlands, streams, floodplains, and critical wildlife and fish habitats. Similarly, site plan review now specifically establishes that projects need to protect critical wildlife and fish habitats.

- c. As part of the solar regulations, the updated zoning establishes that development and operation of the solar system shall be found to not have a significant impact on fish, wildlife, or plant species.
- d. Development in the Waterfront Overlay District now includes a review on impacts to wildlife and fishery habitats.

Any future project requiring SEQR would also be required to have potential adverse impacts on plant and animal species evaluated. Thus, the updated regulations, when implemented during future projects, will result in limiting disturbances and enhancing the protection of plant and animal habitats during development.

#### 8. Impact on Agricultural Resources

Impacts on agricultural resources relate to actions that impact prime agricultural soils, limit access to agricultural lands, result in the compaction of agricultural soils, irreversibly convert agricultural lands to non-agricultural uses, disrupt or prevent agricultural land management systems, causes increased development pressure on farmland, or is an action not consistent with an adopted municipal farmland protection plan. There is no NYS Certified Agricultural District in the Town of Waterford however, and agricultural operations are not widespread. Nonetheless, the proposed zoning recognizes the importance of agriculture and accommodates for this by adding the following provisions:

- a. Defines a more extensive list of farm-related activities that are now allowed.
- b. Allows for a diversity of agriculturally related uses such as farm operations as well as food processing, on-farm marketing, and direct sales.

#### 9. Impact on Aesthetic Resources

Adverse impacts on aesthetic resources can occur when a proposed action is one that is obviously different from, or is in sharp contrast to, current land use patterns. Pursuant to the Full Environmental Assessment Form (FEAF), aesthetic resources relate to officially designated federal, state or local scenic or aesthetic resources, officially designated scenic views, or impacts to publicly accessible vantage points viewed during routine travel or recreation/tourist-based activities.

The Comprehensive Plan detailed the importance of aesthetic resources in Waterford. The proposed zoning specifically includes new provisions to address impacts of development on aesthetic resources. The new subdivision includes use of conservation subdivision and that specifically addresses aesthetic resources.

Aesthetic resources as they relate to community character are more fully discussed in #18 below.

#### 10. Impact on Historic and Archaeological Resources

These are impacts that occur in, or adjacent to a historic or archaeological resource. Structures, sites, or districts that are contiguous to or listed on the State or National Register of Historic Places, or as areas that are sensitive as an archaeological site by the NY SHPO Inventory are resources of concern. A detailed discussion of historic resources in the Town was included in the 2009 Comprehensive Plan.

Historic resources are recognized in the Plan as a critical feature of the overall community character of Waterford. They contribute to the area's character and quality of life and offer additional opportunities for cultural and recreational uses in the Town.

To implement the Plan's strategies related to protecting historic resources, the proposed zoning:

- a. Adds provisions that require historic structures to be a consideration in the siting and design of new structures.
- b. Adds new provisions that require historic structures to be factors for consideration in the issuance of special use permits.
- c. Identifies historic resources as features to be evaluated and protected in the new site plan development.
- d. Enhances the role historic resources play in the proposed commercial building design standards.
- e. Elevates the role of historic structures and landscapes by including a new purpose statement identifying this resource as something to be protected.

#### 11. Impact on Open Space and Recreation

Adverse impacts on open space and recreation involve the loss of recreational opportunities or a reduction in open space resources that may be designated in any municipal open space plan.

Impairment of natural functions, loss of current or future recreational resources, or elimination of open spaces or recreational resources are the specific areas of concern related to this topic.

The Town has no municipal open space plan. Open space and recreation are, however, important parts of the 2017 Comprehensive Plan. As undeveloped land is converted to housing or commercial uses over time, there will be a loss of open space in the Town. The proposed zoning, however, is designed to ensure that the density of development, the type of uses allowed, and the location of that development will be balanced with the environment, infrastructure and capacity of the Town.

In recognition that open space needs to be protected, the proposed zoning and subdivision include the following:

- a. Included open space as a resource to be protected and recognized in the purpose statement of the updated law.
- b. Included open space as a component of community character.
- c. Requires use of conservation subdivisions for major subdivisions.
- d. Included protection of open spaces within a proposed planned development district.
- e. Promotes use of clustering in the Waterfront Overlay District to protect open space.

#### 12. Impact on Critical Environmental Areas

There are no locations in the Town of Waterford designated as a Critical Environmental Area under SEQRA.

#### 13. Impact on Transportation

Adverse impacts on transportation result when there are changes to existing transportation systems. Decreased road capacity, large parking areas, degrading transit access, degrading pedestrian or bike accommodations, or altering the present pattern of movement of people or goods are all adverse changes of concern related to transportation.

The proposed regulations will be more protective of transportation systems in the Town than currently exists, and includes provisions and development standards such as:

- a. Including traffic mitigation and review of traffic impacts in planned development districts.
- b. Authorizing the Planning Board to require traffic impact analyses.
- c. Establishing that home occupations shall not generate traffic volumes or increased traffic hazards than would normally be expected in a residential district.
- d. Enhanced consideration of impact on traffic when reviewing special use permit and site plan applications.

#### 14. Impact on Energy

Adoption of the new zoning will not have any impact on energy. New uses would increase energy use within the Town. However, no new use would be permitted unless adequate energy sources were already available to support that use.

Further, the updated zoning promotes renewable energy by including authorization and development standards for permitting roof-mounted and ground-mounted solar facilities.

#### 15. Impact on Noise and Odor Impact

Adoption of the zoning will not be expected to result in an increase in noise levels above local ambient noise levels. Future construction activities may result in temporary noise that exceeds local ambient noise levels. More intensive uses that may have higher noise or odor levels are allowed only in the Industrial District.

The proposed zoning includes provisions in site plan and special use permit process for the Planning Board to evaluate noise and odor that may result from a project and deny or amend applications if significant adverse noise or odor impacts were to be found from any proposed project. Together with site plan and special use permit approvals the Town will have increased capability to identify and mitigate noise and odor. The proposed zoning includes noise standards oriented to nuisance noise and noise generated from commercial uses.

#### 16. Impact on Human Health

Adverse impacts related to actions that influence human health are from exposure to new or existing sources of contamination. No adverse impact on public health are anticipated as a result of adopting the new zoning law. The zoning and subdivision update would not adversely impact public health for several reasons including continued regulation of land uses that may introduce pollutants or contaminants, and maintenance of all Saratoga County and New York State health department requirements. The zoning and subdivision continues to protect the potable water sources in the Town through the source water protection standards.

#### 17. Consistency with Comprehensive Plan

As described throughout this narrative, the purpose of updating the zoning law and the subdivision law is to ensure that the Town of Waterford operates with a set of land use regulations that are in accordance with its adopted Comprehensive Plan. Both laws are designed to ensure that future land use in the Town will not be different from current land use patterns, that the environment in the Town is preserved or enhanced, and that there will not be a change in the density of development not supported by infrastructure and the environment. Adoption of the new laws is an action that would be fully consistent with the Comprehensive Plan.

#### 18. Impact on Growth and Character of Community or Neighborhood

This topic relates to actions that would be inconsistent with the existing community character. Adoption of the zoning law and subdivision law is an action that would be fully consistent with existing community character because the main thrust behind all the proposed changes is to maintain and even enhance community character as defined, described and articulated in the 2017 Comprehensive Plan.

Protection of aesthetic resources, historic resources, and overall community character is a significant topic addressed in the updated zoning. Community character is recognized by the Town as one of the primary resources they desire to protect. The Plan together with this proposed zoning and subdivision regulations are very oriented to protecting the historic, rural, and cultural character of the Town. Both are fully oriented to ensuring that any new land uses that are built are done so in a manner and with site layout and building design consistent with the scale, intensity and traditional rural patterns seen in Waterford.

Adoption of the proposed regulations will enhance the ability of the Town to protect community character and promote growth that is consistent with that character, which includes both the built and unbuilt environment.

Highlights of proposed zoning changes to address community character include the following new provisions:

- a. Updates Use Table in the zoning to ensure that new uses are compatible with community character and existing land uses.



- b. Establishes the conservation subdivision technique that promotes lots, streetscapes, and open spaces within that subdivision that are consistent with the rest of the Town and the open spaces (in the subdivision law).
- c. Establishes commercial design standards to ensure that new opportunities for commercial are developed in a manner consistent with the character of the landscape and Town.
- d. Updates lighting standards to prevent glare and light trespass.
- e. Updates parking lot standards to prevent over-built parking lots and to improve the aesthetic character of streetscapes when parking lots exist.
- f. Includes screening and buffering requirements for solar facilities.

#### Economic Impacts and SEQR

It is noted that the primary purpose of SEQR (pursuant to the *SEQR Handbook*) is to “analyze environmental impacts and to identify alternatives and mitigation measures to avoid or lessen those impacts.” Further, the *SEQR Handbook* also states that economic or social impacts are not considered environmental impacts (*SEQR Handbook*, Question 34). The handbook states that potential impacts relating to lowered real estate values, or net jobs created, would be considered economic, not environmental.

When considering whether an action may have significant adverse environmental impacts, the *SEQR Handbook* (page 93) further states that, “The significant impact(s) must relate to an environmental effect. Economic or social factors do not constitute a basis for a positive declaration.” Page 123 of the handbook, Question 9, also explains that economic or social factors are inappropriate for inclusion in an EIS. It states, “Purely economic arguments have been disallowed by the courts as a basis for agency conclusions when concluding a SEQR review by developing Findings. Therefore, potential effects that a proposed project may have in drawing customers and profits away from established enterprises (commonly known as “competitive impacts”), possible reduction of property values in a community, or potential economic disadvantage caused by competition or speculative economic loss, are not environmental factors.” This direction is significant to note in this SEQR analysis.