

APPENDIX A

Victor Comprehensive Plan SEQR Full Environmental Assessment Form (June 22, 2015)

Victor Comprehensive Plan

June 22, 2015

SEQR Full Environmental Assessment Form (EAF)

Parts 1, 2 and 3

LaBella Associates, DPC

June 12, 2015

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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Adoption of Town of Victor Comprehensive Plan Update and Adoption of Town of Victor Agricultural & Farmland Protection Plan		
Project Location (describe, and attach a general location map): Both plans affect the entire Town of Victor, located within Ontario County, NY		
Brief Description of Proposed Action (include purpose or need): The proposed action includes 1) adoption of the Town of Victor Comprehensive Plan Update (Sustainable Victor, Victor Comprehensive Plan, December 8, 2014; 2) adoption of the Town of Victor Agricultural & Farmland Protection Plan, December 22, 2014; and, 3) activities and initiatives described in Chapter 9 of the Comprehensive Plan Update as activities and initiatives to be undertaken in Phase 1 in order to implement the Comprehensive Plan Update.		
Name of Applicant/Sponsor: Town of Victor		Telephone: 585 742 5000
		E-Mail: supervisor@town-victor-ny.us
Address: 85 East Main Street		
City/PO: Victor	State: NY	Zip Code: 14564
Project Contact (if not same as sponsor; give name and title/role): Katie Evans, Town of Victor Director of Development		Telephone: 585 742 5040
		E-Mail: kevans@town-victor-ny.us
Address: 85 East Main Street		
City/PO: Victor	State: NY	Zip Code: 14564
Property Owner (if not same as sponsor): Not applicable. Plan adoption and implementation would have town-wide effect.		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	Adoption of Comprehensive Plan update & of Agricultural and Farmland Protection Plan	December 2014
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City Council, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No	Ontario Co. Agricultural Enhancement Board and Ontario Co. Planning Board will review the plans.	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No	NYS Dept. of Agriculture and Markets funded development of Ag. & Farmland Protection Plan	
h. Federal agencies ☐ Yes ☒ No	The Genesee Transportation Council funded, in part, development of the Comprehensive Plan	
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):

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):

Town of Victor Parks and Recreation Master Plan 2007

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Site of proposed action is town-wide which includes multiple zoning classifications and overlay districts.	☒ Yes ☐ No
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? If Yes,	☒ Yes ☐ No
i. What is the proposed new zoning for the site? <u>Change in zoning for a limited number of sites is proposed in the Comprehensive Plan.</u>	
C.4. Existing community services.	
a. In what school district is the project site located? <u>Victor Central, Bloomfield Central, Honeoye Falls-Lima Central and Pittsford Central.</u>	
b. What police or other public protection forces serve the project site? <u>Ontario County Sheriff</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Victor Fire Department, Fishers NY Fire District and Victor-Farmington Ambulance Corps.</u>	
d. What parks serve the project site? <u>Ganondagan State Historic Site, Boughton Park, Dryer Road Park, Scudder Mills Park, Brace Road Park, Harlan Fisher Park, Lehigh Crossing Park, Fishers Park, Village on the Park, 100 Acre Trails, 301 Railroad Mills Road, Monkey Run Park, Stoneleigh Greenspace and Mary Francis Bluebird Haven.</u>	

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 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.				
	<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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No	
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 proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

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

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 semi-trailer truck trips/day: _____ 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 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 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 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 Covertypes	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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v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☐ Moderately Well Drained: _____ % of site	
☐ Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site	
☐ 10-15%: _____ % of site	
☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☐ No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☐ No	
j. Is the project site in the 100 year Floodplain? ☐ Yes ☐ No	
k. Is the project site in the 500 year Floodplain? ☐ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No	
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No	
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	
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: _____	

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

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

If "Yes", answer questions a - c. If "No", move on to Section 3.

	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

If "Yes", answer questions a - l. If "No", move on to Section 4.

	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	☐	☐

I. 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) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</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 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) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</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 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) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>				☒ NO	☐ YES
	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)	D2g	☐	☐		
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐		
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐		
vi. 43 tons/year or more of methane	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.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</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 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 or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National 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: _____ _____		☐	☐
e. If any of the above (a-d) are answered “Yes”, 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.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</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 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: Substitution of an open space set-aside requirement that is discretionary for the the present system of uniform requirements could affect open space reservations		☒	☐

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) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</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 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 - g. 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: <u>Plan provisions could increase traffic congestion within Route 96 corridor.</u>		☐	☒

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.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	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: <u>The proposed plans would change existing plans.</u>		☒	☐

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: <u>Potential impact to character of existing, established neighborhoods</u>		☐	☒

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.

Please see attached.

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

A review of the proposed plan including the strategies proposed for implementation in Phase 1

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Victor Town Board _____ 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.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: Adoption of Town of Victor Comprehensive Plan and Adoption of Town of Victor Agricultural Protection & Farmland Protection Plan

Name of Lead Agency: Town of Victor Town Board

Name of Responsible Officer in Lead Agency: Jack Marren

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: _____ Date: June 22, 2015

Signature of Preparer (if different from Responsible Officer) LaBella Associates, D.P.C. (M. Tayrien, AICP) _____ Date: June 12, 2015

For Further Information:

Contact Person: Katie Evans, Town of Victor Director of Development

Address: 85 East Main Street, Victor, NY 14564

Telephone Number: 585 742 5040

E-mail: kevans@town-victor-ny.us

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>

SEQR EAF PART 3 ATTACHMENT

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.

SUMMARY OF THE ACTION

The basic action being considered in this environmental review includes:

- The Town of Victor's adoption of the (updated) Victor Comprehensive Plan;
- The Town of Victor's adoption of the Victor Agricultural & Farmland Protection Plan; and,
- The Town of Victor's implementation of those plan strategies prioritized for implementation in Phase 1.

The action does not include any "projects or physical activities, such as construction or other activities that might affect the environment by changing the use, appearance or condition of any natural resource or structure"¹. However, adoption of both the Plan and the Agriculture Plan do represent "planning and policy making activities that may affect the environment and commit the agency to a definite course of future decisions" and the Phase 1 implementation activities would include the adoption of "rules,

¹ Section 617.2(b) of the State Environmental Quality Review (SEQR) Regulations (6 NYCRR Part 617 State Environmental Quality Review).

regulations and procedures, including local laws, codes, ordinances, executive orders and resolutions that may affect the environment”.²

The Comprehensive Plan (hereinafter, “the Plan”) proposed for adoption is presented in a document entitled “Draft Comprehensive Plan, Town of Victor, January 22, 2015”. The Plan addresses the following general topics:

- Community Profile and Vision (Chapter 1);
- Natural and Cultural Resources (Chapter 2);
- Agriculture Protection (Chapter 3);
- Growth Management and Community Character (Chapter 4);
- Community Development (Chapter 5);
- Economic Development (Chapter 6);
- Transportation (Chapter 7);
- Future Land Use (Chapter 8); and,
- Implementation Plan (Chapter 9).

The heart of the Plan consists of it’s vision statement, identification of goals, and description of strategies, seventy-three in total, recommended for implementation in Chapters 2 through 8 of the Plan.

The Agricultural & Farmland Protection Plan (hereinafter, “the Agricultural Plan”) proposed for adoption is presented primarily in Chapter 3 of the Draft Comprehensive Plan, entitled “Agricultural Protection”, but also includes related content presented in the following chapters of the Plan: Chapter 2 (“Natural Resources”), Chapter 4 (“Growth Management and Community Character”, Chapter 5 (“Community Development”), Chapter 6 (“Economic Development”), and Chapter 8 (“Future Land Use Plan”).

The implementation activities considered in this review include only the nineteen strategies prioritized for implementation in Phase 1 (hereinafter, “Phase 1 Implementation”)³, namely:

² *Ibid.*

³ Implementation of the remaining fifty-four strategies prioritized for implementation in Phases 2, 3 and 4 will require separate review under SEQR. Pursuant to Section 617.3(g) of the State Environmental Quality Review (SEQR) Regulations (6 NYCRR Part 617 State Environmental Quality Review), segmented reviews such as this are justified in the following circumstances: when information on future project phases is too speculative; when future phases may not occur; or, when future phases are functionally independent of current phases. In this instance, the implementation activities called for in the strategies prioritized for action in Phases 2, 3 and 4 satisfy all three criteria. Information regarding these future implementation activities as well as the context within which they would be undertaken remains speculative. It is also true that, while the Plan recommends their implementation, whether or not they will, in fact, be implemented “as is” in future phases, or even whether they will be implemented at all remains somewhat uncertain. Finally, although strategies such as those called for in the plan always exhibit some degree of interdependence in that they are intended to help realize the same vision, the criteria relied upon to prioritize assign strategies to Phases 1, 2, 3 or 4 attempted to account for interdependencies such that all those that depend heavily upon one another have been assigned to a common phase. The strategies assigned to Phases 2, 3 and 4 do not, therefore, do not have a heavy functional dependence upon Plan adoption and Phase 1 implementation activities.

- Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure.
- Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process.
- Chapter 2, Strategy 4. Lead by Example: Train municipal staff in environmental stewardship, conservation, and care for sensitive resources.
- Chapter 2, Strategy 9. Develop an inventory of cultural resources to identify priority historical, architectural, archaeological and other cultural resources for preservation; Incorporate code provisions ensuring that development proposals affecting these resources are required to be compatible with preservation of their quality and integrity.
- Chapter 3, Strategy 4. Enhance Planning Board review of impacts to farms in general.
- Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels.
- Chapter 4, Strategy 1. Create a water and sewer infrastructure plan before approving extension of those services through other parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Develop policies and plans for maintenance of stormwater infrastructure, including detention ponds.
- Chapter 4, Strategy 2. Institute a growth management program.
- Chapter 4, Strategy 3. Replace present requirements for set-aside of a fixed percentage of open space with requirements providing the discretion to require open space appropriate to the site and the setting. Amend the zoning code to better define open space and include specific language describing desirable open space characteristics.
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred.
- Chapter 5, Strategy 2. Create a pedestrian/bike plan for the town and village to link subdivisions, particularly cul-de-sacs, as well as connect people to activity centers and recreational ways.
- Chapter 5, Strategy 10. Allow for a greater density and diversity of housing around the village and in specific hamlet areas.
- Chapter 5, Strategy 17. Develop and Maintain Community Development Plans.
- Chapter 6, Strategy 7: Streamline re/development application process.
- Chapter 7, Strategy 6. Implement the recommendations of the Victor Traffic Task Force and identify alternative funding streams required for implementation of prioritized projects.
- Chapter 7, Strategy 11. Support Victor Hiking Trails, Inc, the Walkable Communities Committee, and the Genesee Transportation Council in their efforts to develop plans and to implement projects that will interconnect existing sidewalks and trails to provide a more complete and integrated sidewalk and trail transportation network.
- Chapter 8, Strategy 1. Implementation of the Future Land Use Plan.

- Chapter 8, Strategy 2. Authorization of Mixed Use Development and Neighborhood Scale Commercial Development.
- Chapter 8, Strategy 3. Amendment of the current process for approval of Multiple Dwelling residential developments.

In general, a review of the underlying goals identified in the plans will confirm that both plans as well as the strategies recommended for implementation were developed with an intent to benefit, rather than adversely impact, the environment:

- Foster a regional, landscape-scale approach to the protection and conservation of natural resources and Agricultural Rural Land. (Natural & Cultural Resources Goal A).
- Respect and protect the natural topography. (Natural & Cultural Resources Goal B).
- Preserve or restore hubs and links across the landscape that anchor and connect green infrastructure networks and provide an origin or destination for wildlife and ecological processes moving to or through the network. (Natural Resources Goal C).
- Integrate a green infrastructure conservation and planning approach into Victor's long term planning and development review process. (Natural & Cultural Resources Goal D).
- Provide an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations. (Natural & Cultural Resources Goal E).
- Protect water quality of surface and groundwater: Protect/enhance streams and stream corridors, wetlands, floodplains, aquifers; and, Prevent erosion and sedimentation. (Natural & Cultural Resources Goal F).
- Protect ecosystem functioning and biodiversity: Protect, enhance and restore plant and animal habitats, including woodlands and forests; Protect riparian and aquatic ecosystems, native vegetation; and, Protect/enhance critical natural areas. (Natural & Cultural Resources Goal G).
- Preserve important cultural resources and improve the basis now available for initiatives and informed decision-making relative to preservation of historic buildings, structures, objects and sites. (Natural & Cultural Resources Goal H).
- Protect and enhance agricultural lands and other working landscapes as vital components of our green infrastructure and community character. (Agricultural Protection Goal A).
- Monitor and manage growth including its impacts on key systems such as sanitary sewer and stormwater infrastructure. (Growth Management and Community Character Goal A).
- Ensure that all elements of Victor's community character valued by residents are preserved. (Growth Management and Community Character B).
- Adopt a conservation-based approach that addresses the ecological and social impacts of sprawl and the accelerated consumption and fragmentation of agricultural and open land. (Growth Management and Community Character C).
- Foster a regional, landscape-scale approach to open space preservation that takes into account how open space on any particular parcel contributes to the open space needs of the town as a whole. (Growth Management and Community Character D).

- Promote pedestrian walkability, bicycling and non-automotive transportation within neighborhoods. (Community Development Goal A).
- Promote development that has low impact on the environment and that maintains the character of the community. (Community Development Goal B).
- Preserve existing trees and provide for new trees in new and existing developments. Protect other natural features including habitat, waterways and topography. (Community Development Goal C).
- Protect the night sky and reduce light trespass. Preserve the rural quiet from unnecessary noise intrusion. (Community Development Goal D).
- Provide housing for residents of various socio-economic backgrounds and life stages. (Community Development Goal E).
- Encourage the use of rating systems that promote and encourage greener housing and development practices, such as the LEED for Neighborhood Development Rating System, Energy Star and SITES, among others. (Community Development Goal F).
- Provide a basis for informed decision making and investment by developing and maintaining plans related to community development. (Community Development Goal G).
- Facilitate the retention and expansion of local businesses and industry. (Economic Development Goal A).
- Diversify the Town by attracting new businesses and industry. (Economic Development Goal B).
- Make the Development Process Business Friendly. (Economic Development Goal C).
- Expand efforts to attract and retain young professionals (ages 24-40). (Economic Development Goal D).
- Continue revitalization and beautification of the Village AND HAMLET Business DistrictS. (Economic Development Goal E).
- Promote amenities in commercial districts. (Economic Development Goal F).
- Promote tourism in Victor. (Economic Development Goal G).
- Engage municipal employees to understand economic development. (Economic Development Goal H).
- Provide a highway and roadway network that allows for the safe and efficient movement of people and goods within and through the Town. (Transportation Goal A).
- Analyze the transportation improvements available to support the safe, reliable, timely, and efficient movement of people and goods in the Town and Village of Victor. Understand what future development will likely mean for transportation and traffic in Victor. Identify opportunities and determine what can be done to eliminate or moderate traffic and traffic congestion in Victor. (Transportation Goal B).
- Ensure that future development is cohesive with the functional classification of the existing roadways adjoining the development. Cohesiveness means that the roadways are compatible with the adjacent land use and provide the proper function. (Transportation Goal C).
- Reduce usage of and reliance on private motor vehicle transportation. (Transportation Goal D).

- Provide a blueprint of future land use patterns: a general pattern for the location, distribution and character of the future land uses within the Town of Victor. (Future Land Use Goal A).
- Guide development over a long period of time: work together with other elements of the comprehensive plan to provide for the Town of Victor's long range growth and promote public health, safety and general welfare by providing efficiency and economy in the process of growth. (Future Land Use Goal B).
- Propose a system of future land uses including maximum development densities; Indicate the particular types of uses the Town expects and desires to see in future development taking into account existing infrastructure as well as the agricultural protection, natural resource, cultural resource, growth management, open space, neighborhood development, economic development, transportation and other recommendations included in this Comprehensive Plan. (Future Land Use Goal C).

IDENTIFICATION AND EVALUATION OF POTENTIAL IMPACTS

Given, the strong environmental focus of the foregoing goals and that the underlying intent of the plans and the included proposed strategies are to benefit, rather than adversely impact, the environment it is not surprising that no adverse impacts of any magnitude are anticipated for most of the resources enumerated in the EAF Part 2. In fact, for many only positive impacts are anticipated to result from plan adoption and implementation (see the summary included below under the heading "**SUMMARY OF PROPOSED STRATEGIES WITH POTENTIAL IMPACTS**"). Many of the anticipated positive impacts result from the strong anti-sprawl, smart growth, natural resource conservation, green infrastructure conservation, agricultural protection, open space and rural character preservation initiatives included in the plans.

In general, of all the resource areas enumerated in Part 2 of the EAF, an initial screening identified only four where adoption of the plans and/or implementation of Phase 1 prioritized strategies might conceivably have an adverse impact:

- 11. Impact on Open Space and Recreation;
- 13. Impact on Transportation;
- 17. Consistency with Community Plans; and,
- 18. Consistency with Community Character.

Open Space and Recreation. Open Space and Recreation was identified as potentially impacted negatively for only one reason: a number of those commenting on the plan object to the proposal to substitute more subjective, discretionary open space set-aside requirements in place of the uniform, mandatory requirements now applicable to all development projects⁴. The intent of this provision is to

⁴ Chapter 4, Strategy 3, a Phase 1 priority strategy, calls for the following: *Replace present requirements for set-aside of a fixed percentage of open space with requirements providing the discretion to require open space appropriate to the site and the setting. Amend the zoning code to better define open space and include specific language describing desirable open space characteristics.*

provide flexibility to require more open space set-aside on parcels where it is feasible to do so and the available open space is of high value and to also stop the practice of requiring a pre-determined amount of open space set-aside (typically between 35 and 50 percent) even on parcels where the reserved open space provides little or no value. However, it remains possible nonetheless, at least from the perspective of a concerned commenter, to argue that, despite the potential for much improvement, there also remains some potential for a reduction in the amount of open space set-aside should the requirement become discretionary and should the Planning Board not use their discretion wisely. The proposed plans have now been revised to identify this risk and to indicate the need for balance and caution in implementing this particular recommended strategy. Nonetheless, given the duration of any potential impact, the number of people affected, the potential for additional environmental consequence, as well as in deference to those with reservations regarding this proposed policy change, the potential impact to future open space reservations is deemed to be significant.

Transportation. Despite the many beneficial Transportation initiatives included in the plans, Transportation has nonetheless been identified as potentially impacted negatively due to the potential effect of the multiple, strong, anti-sprawl, smart growth, open space and rural character preservation initiatives⁵ included in the plan upon the present situation in which traffic within the Route 96 corridor is frequently congested, particularly through the Village. In concert, these multiple initiatives would seek to “recruit” development that might otherwise take place within the more-rural, outer rings of the Town and site it instead within, or at least nearer to, the Route 96 corridor, its infrastructure and its services. Whether this might possibly exacerbate the congestion currently experienced within the corridor is uncertain as much of the associated traffic would likely find its way to the corridor anyways, but it seems a reasonable question to pose. As one early commenter objected, “You’re telling me, based upon the volume-to-capacity ratios, that the corridor is basically broken and yet at the same time you are suggesting that we do what we can to concentrate future development within that very same corridor (*paraphrased*)?” Yes, is the answer. And yes, the open space, rural character preservation and anti-sprawl initiatives do have some potential to contribute to corridor traffic congestion – the plans view it as a less-than-ideal circumstance, but a legitimate trade-off nonetheless given the potential benefits of relocating, or redistributing, development that would otherwise consume and convert much of the remaining rural real estate within the town. Nonetheless, the potential effect upon traffic congestion is a potential impact and, given the duration of any potential affect and the number of

⁵ A full listing of plan initiatives believed to have some potential to impact traffic negatively is provided below under the heading “**13. Transportation**”. Among those are found the following three Phase 1 Priority strategies. **Chapter 4, Strategy 6:** *Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel’s maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred.* **Chapter 5, Strategy 10:** *Allow for a greater density and diversity of housing around the village and in specific hamlet areas.* **Chapter 8, Strategy 2:** *Authorization of Mixed Use Development and Neighborhood Scale Commercial Development.*

people affected, as well as residents' sensitivity to continued traffic congestion, almost any potential adverse effect would merit characterization as a potential impact of significance.

Consistency with Community Plans. Consistency with Community Plans was initially identified as an area of potential impact for only one reason: as this is an update to the existing community master plan, there is potential, almost by definition, for some change to the existing plans. However, the reasoning is somewhat circular and upon further analysis it became clear that in fact the proposed plan is generally quite consistent with the present plan although many of the newly proposed initiatives do appear to take things a step further by incorporating more specific, more extensive, or more stringent policy changes. The first chapter of the currently proposed plan quotes the 1995 introduction to the present plan.⁶ The intent in doing so was to emphasize how closely the purposes of the 1995 plan and presently proposed update coincide. Given how closely the goals of the presently proposed plan correspond to those articulated in the 1995 plan, it can be concluded that while the proposed plans may lead to some changes, the likelihood of any impact is low and any resulting impacts to present community plans would be small and of little significance.

Consistency with Community Character. Consistency with Community Character has been identified as a potential area of impact in deference to the concerns of residents regarding how the anti-sprawl, smart growth, open space and rural character preservation initiatives⁷ included in the plans might impact the character of existing, established neighborhoods. The basic concern can be summarized as

⁶ On page 4 of Chapter 1, the proposed plan presents the following quote from the 1995 plan: *"The Town continues to experience the pressure of growth. Due in large part to the scenic qualities, the Town has become an increasingly popular location for residential development. Many residents have expressly stated that their primary attraction to the Town is its rural character. The preservation of this environment in the face of increasing development pressure has become an important local concern and is one of the primary objectives of comprehensive planning in the Town of Victor. . . The Town continues to address the following critical issues: management of anticipated growth, preservation and enhancement of the Town's aesthetic qualities, and prevention of inefficient and unattractive sprawling development. The Town's planning process must address the objectives and concerns of the Town's citizens. It must be sensitive to environmental conditions. It should be utilitarian in approach and provide a basis for future capital investment decisions."*

⁷ A full listing of plan initiatives believed to have some potential to impact community character negatively is provided below under the heading **"18. Community Character"**. These correspond very closely to the initiatives identified as also having the potential to impact traffic. Among those are found the following three Phase 1 Priority strategies. **Chapter 4, Strategy 6:** *Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred.* **Chapter 5, Strategy 10:** *Allow for a greater density and diversity of housing around the village and in specific hamlet areas.* **Chapter 8, Strategy 2:** *Authorization of Mixed Use Development and Neighborhood Scale Commercial Development.*

follows: The initiatives anticipate relocating development that would otherwise take place in the outer, more rural regions of the town and concentrating it instead within, or at least nearer to, the Route 96 corridor and adjacent established neighborhoods. The plan also includes numerous references to accompanying density increases, either as part of an incentive zoning system that would relocate development units or outright, as part of initiatives to foster more mixed-use development and increased density within hamlet areas. Will these initiatives lead to approval of infill development near my residence that will fundamentally change the character of my established neighborhood? Even where there is no infill within my neighborhood, how will the initiatives change the nature of what might be approved for development on vacant land near my neighborhood and how will that affect the character of my neighborhood? In response to these questions, the plan includes a number of criteria to guide decision-making relative to the movement of development units, the award or approval of density-increases, and the potential for infill development. While the plans attempt to provide safeguards and as much guidance as possible, it is also true that some questions will remain unanswered until implementation is underway. Given the duration and irreversible nature of any potential impacts, the concerns of residents regarding potential impacts to the character of their existing, established neighborhood are significant.

SUMMARY OF PROPOSED STRATEGIES WITH POTENTIAL IMPACTS.

1. Impact on Land

The proposed action does not involve construction on, or physical alteration of, the land surface of a proposed site.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- *Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).*
- *Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).*
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- *Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels. (Priority 1).*
- *Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).*

- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.
- *Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).*
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.

2. Impact on Geologic Features

The proposed action would not result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- *Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).*
- *Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).*
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- *Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels. (Priority 1).*
- *Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).*
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.

- *Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).*
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.

3. Impacts on Surface Water

The proposed action would not adversely affect one of more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes).

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- *Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).*
- *Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).*
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 2, Strategy 6. Establish stream corridor standards to protect green infrastructure links within the community.
- *Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels. (Priority 1).*
- *Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).*
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.

- *Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).*
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.

4. Impact on groundwater

The proposed action would not result in new or additional use of ground water, or have the potential to introduce contaminants to ground water or an aquifer.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- Chapter 4, Strategy 1. Create a water and sewer infrastructure plan before approving extension of those services through other parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Develop policies and plans for maintenance of stormwater infrastructure, including detention ponds. (Priority 1).
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.

- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 14. As underutilized downtown sites are developed, encourage mixed-use buildings that provide housing appropriate for intergenerational residents with a variety of income levels.
- Chapter 6, Strategy 10: Encourage residential units above retail in the Village Business District.
- Chapter 8, Strategy 1. Implementation of the Future Land Use Plan. (Priority 1).
- Chapter 8, Strategy 2. Authorization of Mixed Use Development and Neighborhood Scale Commercial Development. (Priority 1).
- Chapter 8, Strategy 3. Amendment of the current process for approval of Multiple Dwelling residential developments. (Priority 1).

5. Impact on Flooding

The proposed action would not result in development on lands subject to flooding.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- *Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).*
- *Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).*
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 2, Strategy 6. Establish stream corridor standards to protect green infrastructure links within the community.
- *Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels. (Priority 1).*
- *Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).*
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.

- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.

6. Impacts on Air

The proposed action would not include a state regulated air emission source.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- *Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).*
- *Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).*
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.
- Chapter 7, Strategy 4. Implement Transportation Systems Management Program.
- Chapter 7, Strategy 5. Consider the advisability of implementing the four (4) Alternate Scenarios for improving the deficiencies/needs identified in the transportation network.
- Chapter 7, Strategy 6. Implement the recommendations of the Victor Traffic Task Force and identify alternative funding streams required for implementation of prioritized projects. (Priority 1).
- Chapter 7, Strategy 7. Amend zoning regulations to ensure that permitted uses within each zoning district is cohesive with the highways and roadways that adjoin, serve and provide access to properties within each district.
- Chapter 7, Strategy 8. Implement Transportation Demand Management Strategies
- Chapter 7, Strategy 9. Encourage CATS to implement the recommendations in the CATS Route Analysis and Service Improvement Plan.
- Chapter 7, Strategy 10. Amend sections of the Town's land use regulations to support and facilitate improved transportation and land use connections, more sustainable forms of transportation, and more efficient use of motor-vehicle and public transit. Encourage the Village to do so as well.

- Chapter 7, Strategy 11. Support Victor Hiking Trails, Inc, the Walkable Communities Committee, and the Genesee Transportation Council in their efforts to develop plans and to implement projects that will interconnect existing sidewalks and trails to provide a more complete and integrated sidewalk and trail transportation network. (Priority 1).
- Chapter 8, Strategy 2. Authorization of Mixed Use Development and Neighborhood Scale Commercial Development. (Priority 1).
- Chapter 8, Strategy 3. Amendment of the current process for approval of Multiple Dwelling residential developments. (Priority 1).

7. Impacts on Plants and Animals

The proposed action would not result in a loss of flora or fauna.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).
- Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 2, Strategy 6. Establish stream corridor standards to protect green infrastructure links within the community.
- Chapter 2, Strategy 7. Encourage the protection of existing and the replanting of new trees throughout the town and village
- Chapter 2, Strategy 8. Encourage use of native plants and removal of invasive species in all landscape projects
- Chapter 4, Strategy 1. Create a water and sewer infrastructure plan before approving extension of those services through other parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Develop policies and plans for maintenance of stormwater infrastructure, including detention ponds. (Priority 1).
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).

- Chapter 4, Strategy 3. Replace present requirements for set-aside of a fixed percentage of open space with requirements providing the discretion to require open space appropriate to the site and the setting. Amend the zoning code to better define open space and include specific language describing desirable open space characteristics. (Priority 1).
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.

8. Impact on Agricultural Resources

The proposed action would not adversely impact agricultural resources.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).
- Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 2, Strategy 8. Encourage use of native plants and removal of invasive species in all landscape projects
- Chapter 3, Strategy 1. Keep Agriculture Visible to the Public.

- Chapter 3, Strategy 2. Promote educational programs about farming practices.
- Chapter 3, Strategy 3. Incorporate state requirements related to review and notification for development occurring within the certified New York State Agricultural District.
- Chapter 3, Strategy 4. Enhance Planning Board review of impacts to farms in general. (Priority 1).
- Chapter 3, Strategy 5. Promote landowner participation in NYS Agricultural Assessment programs.
- Chapter 3, Strategy 6. Establish an Agricultural Advisory Committee.
- Chapter 3, Strategy 7. Enact an updated Right to Farm Law
- Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels. (Priority 1).
- Chapter 4, Strategy 1. Create a water and sewer infrastructure plan before approving extension of those services through other parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Develop policies and plans for maintenance of stormwater infrastructure, including detention ponds. (Priority 1).
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 10. Allow for a greater density and diversity of housing around the village and in specific hamlet areas. (Priority 1).
- Chapter 5, Strategy 14. As underutilized downtown sites are developed, encourage mixed-use buildings that provide housing appropriate for intergenerational residents with a variety of income levels.
- Chapter 6, Strategy 15. Promote agri-tourism, eco-tourism and niche farming opportunities as a means of enhancing the economic vitality of agriculture in Victor.
- Chapter 6, Strategy 16. Reinforce Victor as a Tourism Destination
- Chapter 7, Strategy 4. Implement Transportation Systems Management Program.
- Chapter 7, Strategy 5. Consider the advisability of implementing the four (4) Alternate Scenarios for improving the deficiencies/needs identified in the transportation network.
- Chapter 7, Strategy 6. Implement the recommendations of the Victor Traffic Task Force and identify alternative funding streams required for implementation of prioritized projects. (Priority 1).

- Chapter 7, Strategy 7. Amend zoning regulations to ensure that permitted uses within each zoning district is cohesive with the highways and roadways that adjoin, serve and provide access to properties within each district.
- Chapter 7, Strategy 8. Implement Transportation Demand Management Strategies
- Chapter 7, Strategy 10. Amend sections of the Town's land use regulations to support and facilitate improved transportation and land use connections, more sustainable forms of transportation, and more efficient use of motor-vehicle and public transit. Encourage the Village to do so as well.

9. Impact on Aesthetic Resources

The proposed action does not directly involve land use. Land uses supported by the proposed action would not be obviously different from, or in sharp contrast to, current land use patterns between any proposed project and a scenic or aesthetic resource.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).
- Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 2, Strategy 6. Establish stream corridor standards to protect green infrastructure links within the community.
- Chapter 2, Strategy 7. Encourage the protection of existing and the replanting of new trees throughout the town and village
- Chapter 2, Strategy 9. Develop an inventory of cultural resources to identify priority historical, architectural, archaeological and other cultural resources for preservation; Incorporate code provisions ensuring that development proposals affecting these resources are required to be compatible with preservation of their quality and integrity. (Priority 1).
- Chapter 3, Strategy 1. Keep Agriculture Visible to the Public.
- Chapter 3, Strategy 2. Promote educational programs about farming practices.
- Chapter 3, Strategy 3. Incorporate state requirements related to review and notification for development occurring within the certified New York State Agricultural District.

- Chapter 3, Strategy 4. Enhance Planning Board review of impacts to farms in general. (Priority 1).
- Chapter 3, Strategy 5. Promote landowner participation in NYS Agricultural Assessment programs.
- Chapter 3, Strategy 6. Establish an Agricultural Advisory Committee.
- Chapter 3, Strategy 7. Enact an updated Right to Farm Law
- Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels. (Priority 1).
- Chapter 4, Strategy 1. Create a water and sewer infrastructure plan before approving extension of those services through other parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Develop policies and plans for maintenance of stormwater infrastructure, including detention ponds. (Priority 1).
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).
- Chapter 4, Strategy 3. Replace present requirements for set-aside of a fixed percentage of open space with requirements providing the discretion to require open space appropriate to the site and the setting. Amend the zoning code to better define open space and include specific language describing desirable open space characteristics. (Priority 1).
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 7. Implement building envelope rules for construction sites.
- Chapter 5, Strategy 8. Enact and maintain Dark Sky Standards for lighting in developments across the town.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.
- Chapter 6, Strategy 11: Façade improvement program.
- Chapter 6, Strategy 12: Continue to prioritize pedestrians, not Parking.
- Chapter 6, Strategy 13: Promote landscaping projects in commercial areas.
- Chapter 7, Strategy 11. Support Victor Hiking Trails, Inc, the Walkable Communities Committee, and the Genesee Transportation Council in their efforts to develop plans and to

implement projects that will interconnect existing sidewalks and trails to provide a more complete and integrated sidewalk and trail transportation network. (Priority 1).

10. Impact on Historic and Archeological Resources

The proposed action does not include any activity with the potential for an adverse impact in or adjacent to a historic or archaeological resource.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).
- Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 2, Strategy 9. Develop an inventory of cultural resources to identify priority historical, architectural, archaeological and other cultural resources for preservation; Incorporate code provisions ensuring that development proposals affecting these resources are required to be compatible with preservation of their quality and integrity. (Priority 1).
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 8. Enact and maintain Dark Sky Standards for lighting in developments across the town.
- Chapter 5, Strategy 14. As underutilized downtown sites are developed, encourage mixed-use buildings that provide housing appropriate for intergenerational residents with a variety of income levels.
- Chapter 6 Strategy 9: Continue district design program for the Village Business District to encourage appropriate improvements, maintenance and new development.
- Chapter 6, Strategy 10: Encourage residential units above retail in the Village Business District.
- Chapter 6, Strategy 11: Façade improvement program.

- Chapter 6, Strategy 12: Continue to prioritize pedestrians, not Parking.
- Chapter 6, Strategy 13: Promote landscaping projects in commercial areas.

11. Impact on Open Space and Recreation

The proposed action would not result in a loss of recreational opportunities or existing open space resources. Although it is not anticipated that the proposed action would result in a reduction of existing open space resources, there are some concerns regarding how the proposed action might revise the adopted municipal open space plan. For more detail, see the foregoing discussion under the topic **“Open Space and Recreation”**.

Strategies with a potential Adverse Impact

- Chapter 4, Strategy 3. Replace present requirements for set-aside of a fixed percentage of open space with requirements providing the discretion to require open space appropriate to the site and the setting. Amend the zoning code to better define open space and include specific language describing desirable open space characteristics. (Priority 1).

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- Chapter 2, Strategy 2. Amend site plan, subdivision and planned zoning district review standards and criteria to strengthen review and mitigation related to green infrastructure. (Priority 1).
- Chapter 2, Strategy 3. Establish a formal Green Infrastructure Planning and Review Process. (Priority 1).
- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 2, Strategy 6. Establish stream corridor standards to protect green infrastructure links within the community.
- Chapter 3, Strategy 1. Keep Agriculture Visible to the Public.
- Chapter 3, Strategy 2. Promote educational programs about farming practices.
- Chapter 3, Strategy 3. Incorporate state requirements related to review and notification for development occurring within the certified New York State Agricultural District.
- Chapter 3, Strategy 4. Enhance Planning Board review of impacts to farms in general. (Priority 1).
- Chapter 3, Strategy 5. Promote landowner participation in NYS Agricultural Assessment programs.
- Chapter 3, Strategy 6. Establish an Agricultural Advisory Committee.
- Chapter 3, Strategy 7. Enact an updated Right to Farm Law

- Chapter 3, Strategy 8. Adopt a policy of purchasing development rights (PDR) on priority parcels. (Priority 1).
- Chapter 4, Strategy 1. Create a water and sewer infrastructure plan before approving extension of those services through other parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Develop policies and plans for maintenance of stormwater infrastructure, including detention ponds. (Priority 1).
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).
- Chapter 4, Strategy 3. Replace present requirements for set-aside of a fixed percentage of open space with requirements providing the discretion to require open space appropriate to the site and the setting. Amend the zoning code to better define open space and include specific language describing desirable open space characteristics. (Priority 1).
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 10. Allow for a greater density and diversity of housing around the village and in specific hamlet areas. (Priority 1).
- Chapter 5, Strategy 14. As underutilized downtown sites are developed, encourage mixed-use buildings that provide housing appropriate for intergenerational residents with a variety of income levels.
- Chapter 6, Strategy 10: Encourage residential units above retail in the Village Business District.
- Chapter 6, Strategy 15. Promote agri-tourism, eco-tourism and niche farming opportunities as a means of enhancing the economic vitality of agriculture in Victor.
- Chapter 6, Strategy 16. Reinforce Victor as a Tourism Destination
- Chapter 7, Strategy 7. Amend zoning regulations to ensure that permitted uses within each zoning district is cohesive with the highways and roadways that adjoin, serve and provide access to properties within each district.
- Chapter 7, Strategy 11. Support Victor Hiking Trails, Inc, the Walkable Communities Committee, and the Genesee Transportation Council in their efforts to develop plans and to

implement projects that will interconnect existing sidewalks and trails to provide a more complete and integrated sidewalk and trail transportation network. (Priority 1).

12. Impact on Critical Environmental Areas

The proposed action is not located within or adjacent to a critical environmental area (CEA).

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- None.

13. Impact on Transportation

The proposed action could result in a change to existing transportation systems. Although the plans include many initiatives intended to benefit transportation systems, there is some concern regarding how various anti-sprawl, smart growth, open space and rural character initiatives might affect traffic congestion within the Route 96 corridor. For more detail, see the foregoing discussion included under the topic “**Transportation**”.

Strategies with a potential Adverse Impact

- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel’s maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 10. Allow for a greater density and diversity of housing around the village and in specific hamlet areas. (Priority 1).
- Chapter 5, Strategy 14. As underutilized downtown sites are developed, encourage mixed-use buildings that provide housing appropriate for intergenerational residents with a variety of income levels.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor’s green infrastructure as well as community character and pedestrian needs.
- Chapter 6, Strategy 3. Market Victor for Business Attraction
- Chapter 6, Strategy 10: Encourage residential units above retail in the Village Business District.
- Chapter 6, Strategy 15. Promote agri-tourism, eco-tourism and niche farming opportunities as a means of enhancing the economic vitality of agriculture in Victor.

- Chapter 6, Strategy 16. Reinforce Victor as a Tourism Destination
- Chapter 8, Strategy 2. Authorization of Mixed Use Development and Neighborhood Scale Commercial Development. (Priority 1).

Strategies with a potential Positive Impact

- Chapter 5, Strategy 1. Require sidewalks and bicycle/shared lanes in non-rural developments.
- Chapter 5, Strategy 2. Create a pedestrian/bike plan for the town and village to link subdivisions, particularly cul-de-sacs, as well as connect people to activity centers and recreational ways. (Priority 1).
- Chapter 5, Strategy 3. Reduce cul-de-sacs and promote connectivity.
- Chapter 5, Strategy 14. As underutilized downtown sites are developed, encourage mixed-use buildings that provide housing appropriate for intergenerational residents with a variety of income levels.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.
- Chapter 7, Strategy 1. Continue Preventative Maintenance Program
- Chapter 7, Strategy 2. Monitor Deficient Bridges and Intersections.
- Chapter 7, Strategy 3. Install speed limit signs along Phillips Road between NYS Route 251 and CR 42 where none now exist.
- Chapter 7, Strategy 4. Implement Transportation Systems Management Program.
- Chapter 7, Strategy 5. Consider the advisability of implementing the four (4) Alternate Scenarios for improving the deficiencies/needs identified in the transportation network.
- Chapter 7, Strategy 6. Implement the recommendations of the Victor Traffic Task Force and identify alternative funding streams required for implementation of prioritized projects. (Priority 1).
- Chapter 7, Strategy 7. Amend zoning regulations to ensure that permitted uses within each zoning district is cohesive with the highways and roadways that adjoin, serve and provide access to properties within each district.
- Chapter 7, Strategy 8. Implement Transportation Demand Management Strategies
- Chapter 7, Strategy 9. Encourage CATS to implement the recommendations in the CATS Route Analysis and Service Improvement Plan.
- Chapter 7, Strategy 10. Amend sections of the Town's land use regulations to support and facilitate improved transportation and land use connections, more sustainable forms of transportation, and more efficient use of motor-vehicle and public transit. Encourage the Village to do so as well.
- Chapter 7, Strategy 11. Support Victor Hiking Trails, Inc, the Walkable Communities Committee, and the Genesee Transportation Council in their efforts to develop plans and to implement projects that will interconnect existing sidewalks and trails to provide a more complete and integrated sidewalk and trail transportation network. (Priority 1).

- Chapter 8, Strategy 2. Authorization of Mixed Use Development and Neighborhood Scale Commercial Development. (Priority 1).

14. Impact on Energy

The proposed action would not cause an increase in the use of any form of energy.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- Chapter 4, Strategy 1. Create a water and sewer infrastructure plan before approving extension of those services through other parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Develop policies and plans for maintenance of stormwater infrastructure, including detention ponds. (Priority 1).
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 1. Require sidewalks and bicycle/shared lanes in non-rural developments.
- Chapter 5, Strategy 2. Create a pedestrian/bike plan for the town and village to link subdivisions, particularly cul-de-sacs, as well as connect people to activity centers and recreational ways. (Priority 1).
- Chapter 5, Strategy 3. Reduce cul-de-sacs and promote connectivity.
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 8. Enact and maintain Dark Sky Standards for lighting in developments across the town.
- Chapter 5, Strategy 16. Encourage the use of alternative energy for homes and businesses.
- Chapter 6, Strategy 12: Continue to prioritize pedestrians, not Parking.
- Chapter 7, Strategy 1. Continue Preventative Maintenance Program

- Chapter 7, Strategy 2. Monitor Deficient Bridges and Intersections.
- Chapter 7, Strategy 3. Install speed limit signs along Phillips Road between NYS Route 251 and CR 42 where none now exist.
- Chapter 7, Strategy 4. Implement Transportation Systems Management Program.
- Chapter 7, Strategy 5. Consider the advisability of implementing the four (4) Alternate Scenarios for improving the deficiencies/needs identified in the transportation network.
- Chapter 7, Strategy 6. Implement the recommendations of the Victor Traffic Task Force and identify alternative funding streams required for implementation of prioritized projects. (Priority 1).
- Chapter 7, Strategy 7. Amend zoning regulations to ensure that permitted uses within each zoning district is cohesive with the highways and roadways that adjoin, serve and provide access to properties within each district.
- Chapter 7, Strategy 8. Implement Transportation Demand Management Strategies
- Chapter 7, Strategy 9. Encourage CATS to implement the recommendations in the CATS Route Analysis and Service Improvement Plan.
- Chapter 7, Strategy 10. Amend sections of the Town's land use regulations to support and facilitate improved transportation and land use connections, more sustainable forms of transportation, and more efficient use of motor-vehicle and public transit. Encourage the Village to do so as well.
- Chapter 7, Strategy 11. Support Victor Hiking Trails, Inc, the Walkable Communities Committee, and the Genesee Transportation Council in their efforts to develop plans and to implement projects that will interconnect existing sidewalks and trails to provide a more complete and integrated sidewalk and trail transportation network. (Priority 1).
- Chapter 8, Strategy 2. Authorization of Mixed Use Development and Neighborhood Scale Commercial Development. (Priority 1).

15. Impact on Noise, Odor, and Light

The proposed action would not result in an increase in noise, odors, or outdoor lighting.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 2, Strategy 1: Add sustainable design and siting standards to the zoning, subdivision and planned zoning district rules
- Chapter 4, Strategy 2. Institute a growth management program. (Priority 1).
- Chapter 4, Strategy 4. Amend existing PDD regulations to include acreage, open space and siting standards.

- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 4. Revise subdivision regulations to require that new housing developments be designed to have low impact on the environment.
- Chapter 5, Strategy 5. Require all developments be designed using conservation subdivision principles.
- Chapter 5, Strategy 6. Develop policies and a plan to guide commercial development.
- Chapter 5, Strategy 7. Implement building envelope rules for construction sites.
- Chapter 5, Strategy 8. Enact and maintain Dark Sky Standards for lighting in developments across the town.
- Chapter 5, Strategy 9. Investigate measures to reduce the impact of noise on residential areas.
- Chapter 5, Strategy 15. Devise standards for new roads to ensure they are compatible with Victor's green infrastructure as well as community character and pedestrian needs.

16. Impact on Human Health

The proposed action would not have an impact on human health from exposure to new or existing sources of contaminants.

Strategies with a potential Adverse Impact

- None.

Strategies with a potential Positive Impact

- Chapter 5, Strategy 1. Require sidewalks and bicycle/shared lanes in non-rural developments.
- Chapter 5, Strategy 2. Create a pedestrian/bike plan for the town and village to link subdivisions, particularly cul-de-sacs, as well as connect people to activity centers and recreational ways. (Priority 1).
- Chapter 5, Strategy 3. Reduce cul-de-sacs and promote connectivity.
- Chapter 6, Strategy 12: Continue to prioritize pedestrians, not Parking.
- Chapter 7, Strategy 2. Monitor Deficient Bridges and Intersections.
- Chapter 7, Strategy 3. Install speed limit signs along Phillips Road between NYS Route 251 and CR 42 where none now exist.
- Chapter 7, Strategy 4. Implement Transportation Systems Management Program.

- Chapter 7, Strategy 5. Consider the advisability of implementing the four (4) Alternate Scenarios for improving the deficiencies/needs identified in the transportation network.
- Chapter 7, Strategy 6. Implement the recommendations of the Victor Traffic Task Force and identify alternative funding streams required for implementation of prioritized projects. (Priority 1).
- Chapter 7, Strategy 8. Implement Transportation Demand Management Strategies
- Chapter 7, Strategy 9. Encourage CATS to implement the recommendations in the CATS Route Analysis and Service Improvement Plan.
- Chapter 7, Strategy 10. Amend sections of the Town's land use regulations to support and facilitate improved transportation and land use connections, more sustainable forms of transportation, and more efficient use of motor-vehicle and public transit. Encourage the Village to do so as well.
- Chapter 7, Strategy 11. Support Victor Hiking Trails, Inc, the Walkable Communities Committee, and the Genesee Transportation Council in their efforts to develop plans and to implement projects that will interconnect existing sidewalks and trails to provide a more complete and integrated sidewalk and trail transportation network. (Priority 1).

17. Consistency with Community Plans

The proposed action is consistent with adopted land use plans. For more detail regarding how the proposed plans relate to the community's existing plan, see the discussion included above under the topic "**Consistency with Community Plans**".

Strategies with a potential Adverse Impact

- All strategies proposed in the plans will impact community plans in the sense that they represent a change. However, none are believed to represent an adverse change.

Strategies with a potential Positive Impact

- All strategies proposed in the plans have been put forth in the belief that their adoption will impact community plans in a positive manner.

18. Consistency with Community Character

The proposed plan is consistent with the existing community character. However, there are some concerns regarding how various anti-sprawl, smart growth, open space and rural character initiatives might affect the character of existing, established neighborhoods. For more detail, see the foregoing discussion included under the topic "**Consistency with Community Character**".

Strategies with a potential Adverse Impact

- Chapter 2, Strategy 5. Provide incentives in the form of density bonuses to protect and enhance green infrastructure.
- Chapter 4, Strategy 6. Adopt a program allowing for effective movement of development rights from areas where open space would be preferred to those where additional density would be appropriate. Require approvals increasing a parcel's maximum development density to be accompanied by an offsetting transaction reducing density within another area of town where open space would be preferred. (Priority 1).
- Chapter 5, Strategy 10. Allow for a greater density and diversity of housing around the village and in specific hamlet areas. (Priority 1).
- Chapter 5, Strategy 12. Develop zoning that offers a significant incentive for the creation of workforce housing.
- Chapter 5, Strategy 13. Change zoning to allow accessory units.
- Chapter 5, Strategy 14. As underutilized downtown sites are developed, encourage mixed-use buildings that provide housing appropriate for intergenerational residents with a variety of income levels.
- Chapter 6, Strategy 10: Encourage residential units above retail in the Village Business District.
- Chapter 8, Strategy 2. Authorization of Mixed Use Development and Neighborhood Scale Commercial Development. (Priority 1).

Strategies with a potential Positive Impact

- With only a very few exceptions, virtually all strategies proposed in the plans have an underlying purpose to preserve and improve community character.