Full Environmental Assessment Form

TOWN OF MALTA
Downtown Form-Based Code
Saratoga County, New York

November 5, 2012

Prepared for:
Malta Town Board
2540 Route 9
Malta, NY 12020

Prepared by:
The North Country Office
The Chazen Companies
100 Glen Street
Glens Falls, New York 12801
INTRODUCTION
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This Environmental Assessment Form has been prepared for the planned adoption of Downtown Malta Form-Based Code (“FBC” or “Code”). The FBC will replace the Downtown Overlay Zone and Commercial Downtown 1 (C-1) zoning district as well as the Downtown Design Standards.

The FBC provides illustrative and descriptive provisions regarding building type, form, placement, design as well as conventional zoning elements regarding height, setback, site use, etc. The stated purpose of the code is to implement the adopted Malta Downtown Plan, guide implementation of this plan and to “foster predictable results and a high quality public realm by prescribing the physical form of buildings and other elements and addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.” The Town of Malta Adopted the Malta Downtown Plan on March 7, 2011 and the FBC implements the vision of the Malta Downtown Plan.

The FBC establishes ten (10) distinct districts that allow for a mixing of land use and building types to achieve a compact form of development. Each district outlines a purpose (or intent), allowed building types, as well as site placement and building form provisions. Building types are established with a goal of ensuring the building form, physical character and quality is consistent with the district objectives. Permissible building types are assigned by district. Focusing on form rather than use, the FBC allows use flexibility while establishing a predictable physical outcome.

The Illustrative Plan which accompanies the code depicts one scenario for the development of downtown when the FBC is applied. The Illustrative Plan also incorporates a Complete Streets plan identifying additional street connections, interconnectivity of properties, access management measures, enhanced bicycle and pedestrian facilities, and other measures designed to accommodate other modes of travel. These measures when implemented are intended to improve connectivity, reduce traffic on Route 9, and improve the walkability of the downtown. The Form Based Code would allow approximately 30 percent less development. When all elements of the plan are considered a positive impact on traffic is anticipated.

The FBC has been developed with significant public input. The Downtown Master Plan included a robust public outreach and engagement program including:

- 10 Downtown Planning Team Meetings
- Stakeholder Outreach
- 2 Open House Meetings – 4 sessions total
- Town wide Design Workshop
- Town Board Presentations
- Public Hearing

Development of the Downtown Malta Form Based Code engaged the broader community through a variety of methods

- Stakeholder Meetings
- FBC – Downtown Charrette March 23 through March 28, 2012 – a variety of open sessions, dialogue, presentations, informational meetings
- Follow up meetings with stakeholders
- Steering Committee Meetings
- Town Board Workshops
The FBC addresses many of the less desirable aspects of the Town’s current zoning code as expressed by the public during the development of the Downtown Plan. The FBC addresses building height; allowing buildings from 2 to 4 stories depending on the district location. (The Town’s current zoning allows for building heights of 54 ft. and 80 percent lot coverage.) The FBC establishes a mix of building types with a variety of building mass requirements. A maximum building length of the street-facing façade is limited to 175 feet as an example. Building materials are specified, buffers between land uses are established, and building transparency and pedestrian access are addressed. In this fashion, the FBC represents a significant improvement over the current zoning requirements, reducing the scale and density of the downtown more closely reflecting the community’s vision for the Town center.

As noted above, the FBC includes measures that will further reduce building heights, lot coverage, and overall development densities. It is anticipated the buildout of the downtown will occur over a 20 to 50 year timeframe and that the rate at which this growth will occur is influenced by many factors which are difficult to forecast. Overall, the FBC reduces the amount of development that will occur in the downtown when contrasted with the current zoning plan.
FULL ENVIRONMENTAL ASSESSMENT FORM
The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasureable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

**Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

**Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

**Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

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**THIS AREA FOR LEAD AGENCY USE ONLY**

**DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:  

- [ ] Part 1  
- [ ] Part 2  
- [x] Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonable determined by the lead agency that:

- [x] A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore **a negative declaration will be prepared**.

- [x] B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared**.*

- [x] C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared**.

*A Conditioned Negative Declaration is only valid for Unlisted Actions.

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**Town of Malta – Adoption of Downtown Form-Based Code**  

**Name of Action**

**Town of Malta Town Board**  

**Name of Lead Agency**

Paul Sausville  

Print or Type Name of Responsible Officer in Lead Agency

Supervisor  

Title of Responsible Officer

C. Round  

Signature of Responsible Officer in Lead Agency  

Signature of Preparer (if different from responsible officer)

Date
PART 1 - PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Town of Malta – Adoption of Downtown Form-Based Code

LOCATION OF ACTION Town of Malta

NAME OF APPLICANT/SPONSOR Town of Malta

ADDRESS 2540 Route 9

CITY/PO Malta

STATE NY

ZIP CODE 12020

NAME OF OWNER (if different) Same as Applicant

BUSINESS TELEPHONE 518-899-2601

DESCRIPTION OF ACTION Proposed adoption of Downtown Malta Form-Based Code, which will replace and update the Town’s Downtown Overlay zone.

PLEASE COMPLETE EACH QUESTION - INDICATE N/A IF NOT APPLICABLE.

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☑ Urban ☐ Industrial ☒ Commercial ☒ Residential ☐ Rural (non-farm) ☐ Forest ☐ Agricultural ☒ Other: Suburban

2. Total acreage of project area: 540 acres

   APPROXIMATE ACREAGE
   Meadow or Brushland (Non-Agricultural) ☐ Presently 0 acres, After Completion 0 acres
   Forested ☐ Presently 146 acres, After Completion 146 acres
   Agricultural (includes orchards, cropland, pasture, etc.) ☐ Presently 0 acres, After Completion 0 acres
   Wetland (freshwater or tidal as per Articles 24, 25 of ECL) ☐ Presently 3 acres, After Completion 3 acres
   Water Surface Area ☐ Presently <1 acres, After Completion <1 acres
   Unvegetated (rock, earth fill, gravel) ☐ Presently 0 acres, After Completion 0 acres
   Roads, buildings and other paved surfaces ☐ Presently 129 acres, After Completion 129 acres
   Other (Indicate type: lawn/landscaped areas) ☐ Presently 261 acres, After Completion 261 acres

3. What is predominant soil type(s) on project site: primarily Oakville loamy fine sand (OaA and OaB)

   a. Soil drainage: ☒ Well drained 90%+ of site ☐ Moderately well drained 5%+ of site ☐ Poorly drained 5%+ of site

   b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?

   a. What is depth to bedrock? mostly greater than 90 inches

   ☐ Yes ☒ No
5. Approximate percentage of proposed project site with slopes: □ 0-10% 98±% □ 10-15% 2±% □ 15% or greater %

6. Is project substantially contiguous to or contain a building site, or district, listed on the State or National Registers of Historic Places? □ Yes □ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? □ Yes □ No

8. What is the depth of the water table? varies from 0 to greater than 5 ft

9. Is site located over a primary, principal, or sole source aquifer? □ Yes □ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? □ Yes □ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? According to Environmental Resource Mapper on the NYSDEC website Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, or other geological formations) Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain:

14. Does the present site include scenic views known to be important to the community?

15. Streams within or contiguous to the project area: Yes
   a. Name of Stream and name of River to which it is tributary: unnamed tributary near Northway I-87 to Ballston Creek, which drains to Hudson River

16. Lakes, ponds, wetland areas within or contiguous to project area: Yes

17. Is the site served by existing public utilities? □ Yes □ No
   a. If Yes, does sufficient capacity exist to allow connection? □ Yes □ No
   b. If Yes, will improvements be necessary to allow connection? □ Yes □ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law 25-AA, Section 303 and 304? □ Yes □ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? □ Yes □ No

20. Has the site ever been used for the disposal of solid or hazardous waste? □ Yes □ No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
   a. Total contiguous acreage owned or controlled by project sponsor 540 acres (Area to be rezoned)
   b. Project acreage to be developed: 0 acres initially; 0 acres ultimately.
   c. Project acreage to remain undeveloped: N/A acres.
   d. Length of project in miles: 1.3 (if appropriate).
   e. If the project is an expansion, indicate percent of expansion proposed: N/A%.
   f. Number of off-street parking spaces existing: <1,000 proposed: N/A
   g. Maximum vehicular trips generated per hour: N/A P.M. peak (upon project completion).
   h. If residential, number and type of housing units: N/A
      One Family     Two Family     Multiple Family     Condominium
      Initially          Ultimately

   i. Dimensions (in feet) of largest proposed structure: N/A height; N/A ft width; N/A ft length
   j. Linear feet of frontage along a public thoroughfare project will occupy is: N/A feet
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site?  N/A cubic yards.

3. Will disturbed areas be reclaimed?  
   a. If Yes, for what intended purpose is site being reclaimed?  
   b. Will topsoil be stockpiled for reclamation?  
   c. Will upper subsoil be stockpiled for reclamation?  

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site?  N/A acres.

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed from site?  

6. If single-phase project, anticipated period of construction:  5-20 years (including demolition).

7. If multi-phased:  N/A months  
   a. Total number of phases anticipated:  _____ (number).  
   b. Anticipated date of commencement of phase one:  _____ month, year.  
   c. Approximate completion date of final phase:  _____ month, year.  
   d. Is phase one functionally dependent on subsequent phases?  

8. Will blasting occur during construction?  

9. Number of jobs generated - during construction:  N/A; after project is complete:  N/A

10. Number of jobs eliminated by this project:   0

11. Will project require relocation of any projects or facilities?  
If Yes, explain:  

12. Is surface liquid waste disposal involved?  
   a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount:  
   b. Name of water body into which effluent will be discharged:  

13. Is subsurface liquid waste disposal involved?  

14. Will surface area of an existing body of water increase or decrease by proposal?  
If Yes, explain:  

15. Is project or any portion of project located in a 100-year floodplain?  

16. Will project generate solid waste?  
   a. If Yes, what is the amount per month?  _____ tons  
   b. If Yes, will an existing solid waste facility be used?  
   c. If Yes, give name:  ________________ ; location:  
   d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?  

17. Will project involve the disposal of solid waste?  
   a. If Yes, what is the anticipated rate of disposal?  _____ tons/month  
   b. If Yes, what is the anticipated site life?  _____ Years

18. Will project use herbicides and pesticides?  

19. Will project routinely produce odors (more than one hour per day)?  

20. Will project produce operating noise exceeding the local ambient noise levels?  

21. Will project result in an increase in energy use?  
   If Yes, indicate type(s):  electric, natural gas

22. If water supply is from wells, indicate pumping capacity:  N/A gallons/minute

23. Total anticipated water usage per day:  N/A gallons/day

24. Does project involve Local, State or Federal funding?  
   If Yes, explain:  

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25. **Approvals Required:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Submittal Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, Town, Village Board</td>
<td>Yes</td>
</tr>
<tr>
<td>City, Town, Village Planning Board</td>
<td>Yes</td>
</tr>
<tr>
<td>City, Town Zoning Board</td>
<td>Yes</td>
</tr>
<tr>
<td>City, County Health Department</td>
<td>Yes</td>
</tr>
<tr>
<td>Other Local Agencies</td>
<td>Yes</td>
</tr>
<tr>
<td>Other Regional Agencies (County Planning)</td>
<td>Yes</td>
</tr>
<tr>
<td>State Agencies</td>
<td>Yes</td>
</tr>
<tr>
<td>Federal Agencies</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**ZONING AND PLANNING INFORMATION**

1. Does proposed action involve a planning or zoning decision? ☑ Yes ☐ No
   - If Yes, indicate decision required:
     - ☑ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☐ site plan
     - ☐ new/revision of master plan ☐ resource management plan ☐ other

2. What is the zoning classification(s) of the site? C-1 and variety of Planned Development Districts

3. What is the maximum potential development of the site if developed as permitted by the present zoning? 15.5 million square feet gross floor area

4. What is the proposed zoning of the site? Adoption of Downtown Form Based Code. New zoning districts include:
   - DX-4 Mixed Use, DC-4 Civic, DN-4 Northway, DX-3 Mixed Use, DA-3 Auto-Oriented, DR-3 Residential Attached, GX-3 Green Mixed Use, DP-2 Parade Ground Village, DR-2 Residential Detached, and OS Open Space

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? 10.5 million square feet gross floor area

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☑ Yes ☐ No

7. What are the predominant land uses and zoning classifications within one-quarter mile?
   - Residential, commercial, mixed-use, manufacturing, suburban, transportation

8. Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? ☑ Yes ☐ No

9. If the proposed action is a subdivision of land, how many lots are proposed? N/A

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☑ Yes ☐ No

11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)?
   - If Yes, is existing capacity sufficient to handle projected demand? ☑ Yes ☐ No

12. Will proposed action result in the generation of traffic significantly above present levels?
   - If Yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☑ No

**INFORMATION DETAILS**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**VERIFICATION**

I certify that the information provided here is true to the best of my knowledge.

Applicant/Sponsor Name: Malta Town Board Date: November 2012

Signature: ___________________________ Title: ___________________________

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment. Attach form to this document.
ENDNOTES

1. Represents the total area for the planned rezoning which consists of approximately 540 acres.

2. According to available Geographic Information Systems (GIS) information and the USDA Natural Resources Conservation Service website (http://efotg.sc.egov.usda.gov/treemenuFS.aspx), the site contains primarily the Oakville loamy fine sand soil series. The following table provides the soil characteristics for these soil types.

<table>
<thead>
<tr>
<th>SOIL SYMBOL</th>
<th>SOIL TYPE</th>
<th>SLOPES</th>
<th>DRAINAGE</th>
<th>DEPTH TO WATER TABLE (inches)</th>
<th>DEPTH TO BEDROCK (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OaA</td>
<td>Oakville loamy fine sand, nearly level</td>
<td>0 to 3%</td>
<td>well</td>
<td>36 to 72</td>
<td>&gt;90</td>
</tr>
<tr>
<td>OaB</td>
<td>Oakville loamy fine sand, undulating</td>
<td>3 to 8%</td>
<td>well</td>
<td>&gt;90</td>
<td>&gt;90</td>
</tr>
</tbody>
</table>

3. According to the National Park Service National Register of Historic Places Website Information System (www.cr.nps.gov) and the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRPH) website (http://nysparks.state.ny.us/shpo/), the project site is not substantially contiguous to nor does it contain a building site, or district, listed on the State Register of Historic Places. Much of the project area is located within an archeologically sensitive area. Existing state and federal laws are in place that are designed to avoid, minimize, and mitigate impacts to historic and archeological resources. These practices will be implemented during site specific site plan reviews to ensure that impacts to cultural resources are avoided, minimized, and mitigated so that there are no significant adverse impacts to these resources.

4. According to the National Park Service website (http://www1.nature.nps.gov/nnl/registry/usa_map/index.cfm).

5. According to the New York State Department of Environmental Conservation (NYSDEC) Division of Water Technical and Operational Guidance, Series (2.1.3), Primary and Principle Aquifer Determinations, Table 1, 1990, the Atlas of Eleven Selected Aquifers in New York, U.S. Geological Survey in cooperation with the NYS Department of Health, 1982, and the EPA website (www.epa.gov/region02/water/aquifer/), the project site is located over the Clifton Park Principal Aquifer.

6. According to the NYSDEC Environmental Resource Mapper on the NYSDEC website (http://www.dec.ny.gov/animals/38801.html), there are no known occurrences of endangered, threatened, or rare species on or in the immediate vicinity of the project area. The US Fish & Wildlife Service (USFWS) website provides lists by County of known or likely occurrences of endangered, threatened, or rare species. The list for Saratoga County includes the Karner blue butterfly and the Indiana bat (both endangered). The report indicates that while Indiana bats were known to winter in Saratoga County, the USFWS now believe they are likely extirpated or in such small numbers that it is unlikely that they would be present and
impacted by any specific proposed projects in Albany, Rensselaer, Saratoga, Schenectady, and Schoharie Counties. The bald eagle was delisted on August 8, 2007. While there are no ESA requirements for bald eagles after this date, the eagles continue to receive protection under the Bald and Golden Eagle Protection Act (BGEPA).

7 According to the Environmental Resource Mapper on the NYSDEC website and NYCRR Title 6 Chapter X Subchapter B Section 941.6 Items 70.1 and 122, the southwestern portion of the project area may contain a portion of a NYSDEC classified stream identified as a tributary of Ballston Creek, which is identified as H-260-P-1089-3, and the northeastern portion of the project area may be located in the vicinity of a NYSDEC classified stream identified as H-299-P-27-9-1, a tributary of Brown Brook. Both of these streams are classified as Class C streams.

8 According to the Saratoga County Map Viewer and the NYSDEC Environmental Resource Mapper, the project area does not contain nor is contiguous to a State regulated wetland. The southwestern corner of the project area may be located within the 100 foot buffer for NYSDEC Wetland R-10, and a small area of the northeastern portion of the project area may be located within the 100 foot buffer of NYSDEC Wetland R-45. According to the Saratoga County Map Viewer, the project area may contain several National Wetland Inventory wetlands.

9 According to the Saratoga County Map Viewer, the project area does not contain any designated Agricultural Districts. A designated Agricultural District exists west of the Northway along the northwestern portion of the project area.

10 According to the list of Critical Environmental Areas on the NYSDEC website (http://www.dec.ny.gov/public/25113.html).

11 According to the remediation database on the NYSDEC website http://www.dec.ny.gov/cfmx/extapps/derfoil/).

12 According to the Saratoga County Map Viewer, the project site is not located within a 100-year floodplain.
**Part 2 - PROJECT IMPACTS AND THEIR MAGNITUDE**

**Responsibility of Lead Agency**

**General Information (Read Carefully)**

In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.

The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site, other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each questions.

In identifying impacts, consider long term, short term and cumulative effects.

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**Instructions (Read Carefully)**

a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.

b. **Maybe** answers should be considered as **Yes** answers.

c. If answering **Yes** to a question, then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.

d. Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.

e. If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.

f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

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### IMPACT ON LAND

<table>
<thead>
<tr>
<th>1. Will the proposed action result in a physical change to the Project Site?</th>
<th>2. Potential Large Impact</th>
<th>3. Can Impact Be Mitigated By Project Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Examples that would apply to column 2:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any construction on slopes of 15% or greater, (15 foot rise per 100 foot length), or where the general slopes in the project area exceed 10%.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Construction on land where the depth to the water table is less than 3 feet.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Construction of paved parking area for 1,000 or more vehicles.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Construction that will continue for more than 1 year or involve more than one phase or stage.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Construction or expansion of a sanitary landfill.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Construction in a designated floodway.</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Other impacts: ________________________________</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>
### IMPACT ON LAND (continued)

2. **Will there be an effect to any unique or unusual land forms found on the site?** (i.e. cliffs, dunes, geological formations, etc.) □NO □YES

   - Specific land forms: [blank]
   - □ No □ Yes □ No

### IMPACT ON WATER

3. **Will proposed action affect any water body designated as protected?** (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL) □NO □YES

   - Examples that would apply to column 2:
     - Developable area of site contains a protected water body. □ No □ Yes □ No
     - Dredging more than 100 cubic yards of material from channel of a protected stream. □ No □ Yes □ No
     - Extension of utility distribution facilities through a protected water body. □ No □ Yes □ No
     - Construction in a designated freshwater or tidal wetland. □ No □ Yes □ No
     - Other impacts: [blank] □ No □ Yes □ No

4. **Will proposed action affect any non-protected existing or new body of water?** □NO □YES

   - Examples that would apply to column 2:
     - A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. □ No □ Yes □ No
     - Construction of a body of water that exceeds 10 acres of surface area. □ No □ Yes □ No
     - Other impacts: [blank] □ No □ Yes □ No

5. **Will Proposed Action affect surface or groundwater quality or quantity?** □NO □YES

   - Examples that would apply to column 2:
     - Proposed Action will require a discharge permit. □ No □ Yes □ No
     - Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action. □ No □ Yes □ No
     - Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity. □ No □ Yes □ No
     - Construction or operation causing any contamination of a water supply system. □ No □ Yes □ No
     - Proposed Action will adversely affect groundwater. □ No □ Yes □ No
### IMPACT ON WATER (continued)

<table>
<thead>
<tr>
<th>Impact Description</th>
<th>1 Small to Moderate Impact</th>
<th>2 Potential Large Impact</th>
<th>3 Can Impact Be Mitigated By Project Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.</td>
<td>☐</td>
<td>☐</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Proposed Action would use water in excess of 20,000 gallons per day.</td>
<td>☐</td>
<td>☐</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.</td>
<td>☐</td>
<td>☐</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Proposed Action will require the storage of petroleum or chemical products greater that 1,100 gallons.</td>
<td>☐</td>
<td>☐</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Proposed Action will allow uses in areas without water and/or sewer services.</td>
<td>☐</td>
<td>☐</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.</td>
<td>☐</td>
<td>☐</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>Other impacts:</td>
<td></td>
<td></td>
<td>☐ Yes ☐ No</td>
</tr>
</tbody>
</table>

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? ☐NO ☑YES

Examples that would apply to column 2:
- Proposed Action would change flood water flows.
- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: See Attachment

### IMPACT ON AIR

7. Will proposed action affect air quality? ☑NO ☐YES

Examples that would apply to column 2:
- Proposed Action will induce 1,000 or more vehicle trips in any given hour. Build out may?
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts:
### IMPACT ON PLANTS AND ANIMALS

8. **Will Proposed Action affect any threatened or endangered species?**

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small to Moderate Impact</td>
<td>Potential Large Impact</td>
<td>Can Impact Be Mitigated By Project Change</td>
</tr>
</tbody>
</table>

**Examples that would apply to column 2:**

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- Removal of any portion of a critical or significant wildlife habitat.  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- Other impacts:  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

9. **Will Proposed Action substantially affect non-threatened or non-endangered species?**

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small to Moderate Impact</td>
<td>Potential Large Impact</td>
<td>Can Impact Be Mitigated By Project Change</td>
</tr>
</tbody>
</table>

**Examples that would apply to column 2:**

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- Other impacts:  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

### IMPACT ON AGRICULTURAL LAND RESOURCES

10. **Will the Proposed Action affect agricultural land resources?**

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small to Moderate Impact</td>
<td>Potential Large Impact</td>
<td>Can Impact Be Mitigated By Project Change</td>
</tr>
</tbody>
</table>

**Examples that would apply to column 2:**

- The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- Construction activity would excavate or compact the soil profile of agricultural land.  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g. subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No

- Other impacts:  
  - [ ] 1
  - [ ] 2
  - [ ] Yes
  - [ ] No
### IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources?  

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Small to Moderate Impact</strong></td>
<td><strong>Potential Large Impact</strong></td>
<td><strong>Can Impact Be Mitigated By Project Change</strong></td>
</tr>
</tbody>
</table>

**NO** ☐  **YES** ☒

*Examples that would apply to column 2:*

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.  
  - **NO** ☐  **YES** ☒

- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.  
  - **NO** ☐  **YES** ☒

- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.  
  - **NO** ☐  **YES** ☒

- Other impacts: The project will have a positive impact on the appearance of the Downtown. (see attached narrative).  
  - **NO** ☐  **YES** ☒

### IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will proposed Action impact any site or structure of historic, prehistoric or paleontological importance?  

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
</table>
| **NO** ☐  **YES** ☒

*Examples that would apply to column 2:*

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.  
  - **NO** ☐  **YES** ☒

- Any impact to an archaeological site or fossil bed located within the project site.  
  - **NO** ☐  **YES** ☒

- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.  
  - **NO** ☐  **YES** ☒

- Other impacts:  
  - **NO** ☐  **YES** ☒

### IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?  

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
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</thead>
</table>
| **NO** ☐  **YES** ☒

*Examples that would apply to column 2:*

- The permanent foreclosure of a future recreational opportunity.  
  - **NO** ☐  **YES** ☒

- A major reduction of an open space important to the community.  
  - **NO** ☐  **YES** ☒

- Other impacts: The project may alter the location and appearance of future open space but will not diminish the quantity or quality of space. (see attached narrative)  
  - **NO** ☐  **YES** ☒
### IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. **Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)?**

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
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<tbody>
<tr>
<td>Small to Moderate Impact</td>
<td>Potential Large Impact</td>
<td>Can Impact Be Mitigated By Project Change</td>
</tr>
</tbody>
</table>

- NO  YES

List the environmental characteristics that caused the designation of the CEA.

**Examples that would apply to column 2:**

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts:

### IMPACT ON TRANSPORTATION

15. **Will there be an effect to existing transportation systems?**

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO  YES</td>
<td></td>
</tr>
</tbody>
</table>

**Examples that would apply to column 2:**

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: The FBC will reduce the overall development potential within the Downtown. The FBC provides enhancements for non-motorized travel, improves walkability, and improved connectivity between land uses. Development of a dynamic mixed use downtown will reduce vehicle trips as well. The FBC includes a Complete Streets plan further improving multi-modal forms of travel and improved street network allowing for a reduction of travel on main thoroughfares. (see attached narrative)

### IMPACT ON ENERGY

16. **Will Proposed Action affect the community's sources of fuel or energy supply?**

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO  YES</td>
<td></td>
</tr>
</tbody>
</table>

**Examples that would apply to column 2:**

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- 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 major commercial or industrial use.
<table>
<thead>
<tr>
<th>Other impacts:</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### NOISE AND ODOR IMPACTS

**17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?**

<table>
<thead>
<tr>
<th>Examples that would apply to column 2:</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blasting within 1,500 feet of a hospital, school or other sensitive facility.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Odors will occur routinely (more than one hour per day).</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Proposed Action will remove natural barriers that would act as a noise screen.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Other impacts:</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### IMPACT ON PUBLIC HEALTH

**18. Will Proposed Action affect public health and safety?**

<table>
<thead>
<tr>
<th>Examples that would apply to column 2:</th>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Proposed Action may result in the burial of &quot;hazardous wastes&quot; in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.).</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Other impacts:</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>
## IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

<table>
<thead>
<tr>
<th>19. Will Proposed Action affect the character of the existing community?</th>
<th>☐ NO ☑ YES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Examples that would apply to column 2:</strong></td>
<td></td>
</tr>
<tr>
<td>The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.</td>
<td>☐</td>
</tr>
<tr>
<td>The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.</td>
<td>☐</td>
</tr>
<tr>
<td>Proposed Action will conflict with officially adopted plans or goals.</td>
<td>☐</td>
</tr>
<tr>
<td>Proposed Action will cause a change in the density of land use.</td>
<td>☐</td>
</tr>
<tr>
<td>Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.</td>
<td>☐</td>
</tr>
<tr>
<td>Development will create a demand for additional community services (e.g. schools, police and fire, etc.) Additional demands for services will occur – as they will with any growth within the town. This demand is not unique to downtown or directly attributable to the planned zone change.</td>
<td>☑</td>
</tr>
<tr>
<td>Proposed Action will set an important precedent for future projects.</td>
<td>☐</td>
</tr>
<tr>
<td>Proposed Action will create or eliminate employment.</td>
<td>☐</td>
</tr>
<tr>
<td>Other impacts: Positive impacts on the community are anticipated. The FBC implements the Community’s vision as identified in the Malta Downtown Plan and as reaffirmed during the public process conducted during the development of the FBC.</td>
<td>☑</td>
</tr>
</tbody>
</table>

| 20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? | ☑ NO ☐ YES |
Part 2- Expanded Narratives

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

All land development activities have some impact on surface drainage/flow. There are a comprehensive set of rules and regulations in place to ensure stormwater drainage from land development is properly managed. No adverse impact of large and/or important magnitude to drainage flow or patterns, or surface water runoff is anticipated as a result of the proposed action.

Currently, drainage on Route 9 is handled via an open drainage system (i.e., roadside ditch). Individual site development projects are required to manage stormwater in conformance with NYSDEC GP 0-10-001 requirements. This generally consists of a series of site specific stormwater treatment practices designed to infiltrate stormwater such that the volume and rate of stormwater flow off-site mirrors pre-development conditions.

Long term transformation of the study area (including NYS Route 9) to a new urbanist pedestrian oriented environment will involve many elements, including the installation of sidewalks. Article 6 of the FBC identifies street typology; street width and associated elements vary by function and correlate to adjacent land use. The FBC requires the installation of sidewalks, bike facilities and verge on new streets as well as existing streets (Article 6.2A). This requirement exists under the current zoning scheme as well. The practical implication is that individual developments are required to install sidewalks along existing streets/roads including Route 9. The installation of sidewalks, as well as any new curb cuts, on Route 9 has the potential to impact the existing open drainage system.

The conventional approach is to have the applicant (i.e., individual developer) size the roadside culvert size appropriately to convey existing stormwater flows. This approach, in concert with compliance with the NSYDEC General Permit is adequate to address any negative impacts to the local stormwater conveyance system.

Long term this approach may not be the most effective means to realize the Town’s vision of complete streets and a pedestrian oriented downtown. The Town may consider other proactive means to address this goal. The Malta Downtown Plan recommended the Town consider establishing a special district or improvement district to address the capital project needs of Downtown such as sidewalks, lighting, and parking. A special district could be established to address drainage needs as well. The need for a comprehensive approach to address the objectives cited in the FBC may be met by the development of a detailed downtown drainage plan. Funding requirements to implement such a could include, but are not limited to, establishment of a special district, establishment of development impact fees, use of already established transportation mitigation fees (where applicable and appropriate), establishment of a drainage escrow fund budget funded as private development occurs, use of Town general revenue, funding contributions from NYS DOT for improvements along state owned roads or contributions from Saratoga County DPW for improvements along county owned roads or funding contributions from private property owners for where future development will require construction of streets, and/or future grant or other financial incentives.

11. Will Proposed Action affect aesthetic resources?

The Form based Code is anticipated to have positive impacts on aesthetics of the Town.
Much planning and community involvement has gone into the preparation of the Malta Downtown Plan and the Malta Downtown Form Based Code. The FBC provides illustrative and descriptive provisions regarding building type, form, placement, design as well as conventional zoning elements regarding height, setback, site use, etc. The stated purpose of the code is to implement the adopted Malta Downtown Plan, guide implementation of this plan and to “foster predictable results and a high quality public realm by prescribing the physical form of buildings and other elements and addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.”
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

Under the current C-1 designation, open space area and location is influenced by a number of factors. The C-1 District allows maximum lot coverage of 80%. Lot coverage includes all hard surfacing (i.e., pavement) and building coverage. Building setbacks in the C-1 district vary but generally are defined as follows: Front Setback 15 - 25 ft., Side Setback 0-10 ft., and Rear Setback 20 feet. The C-1 District does not have a greenspace or open space requirement per se.

The FBC does not define/regulate lot coverage as the C-1 District does. The FBC has minimum and maximum setbacks and they vary by building type, they are generally designated as follows: Front Setback 5 ft. min/20 ft. max, Side 5ft./20ft., Rear. The FBC does require a 20% Outdoor Amenity Area for most building types. An outdoor amenity area can be considered open space and may be found at the building front or elsewhere on the lot. Additionally, the FBC designates formal open space areas at the Dunning Street Cemetery, the Parade Ground, and at the Town Center.

Based on a comparison of the permissible development density, allowed lot coverage/building footprint, and the building setback, no loss of open space is anticipated as a result of the proposed zoning changes. No adverse impacts of large and important magnitude are likely to occur as a result of the adoption of the FBC.

15. Will there be an effect to existing transportation systems?

It is anticipated that the adoption of the Form Based Code (FBC) will have positive impacts on the transportation system. The FBC will reduce the overall development potential within the Downtown. The FBC provides enhancements for non-motorized travel, improves walkability, and improved connectivity between land uses. Development of a dynamic mixed use downtown will reduce vehicle trips as well. The FBC includes a Complete Streets plan further improving multi-modal forms of travel and improved street network allowing for a reduction of travel on main thoroughfares.

The development potential of the Malta Downtown study area was examined, comparing the current zoning scheme to the planned zoning. A buildout analysis is an estimate of the overall development potential of a land area given a set of assumptions and constraints. It is an estimate of the total potential for development; it does not predict the amount or rate of development that could occur.

Land within the study area is either zoned C-1 commercial or is designated as a project specific Planned Development District (PDD). Figure 1 depicts the study area examined and identified the current zoning. Development potential within the C-1 district was estimated utilizing the following assumptions:

- 30% green space,
- 20% parking,
- 20% stormwater, utilities, and site access, and
- 30% building area lot coverage.

These assumptions were derived from the zoning code, as well as the prior buildout analyses conducted by the Town. A building height of 5 stories is allowed per the C-1 District and was utilized to estimate the total building square footage.
For sites located in a PDD, each PDD provides an approved building density. Existing PDD’s include Blacksmith Square, Crystal Springs, Ellsworth Commons, Northway Mobile Estates, Parade Ground Village, Saratoga Village, and Shops of Malta. Where a PDD has been proposed or proposed and approved but not yet built, the development potential per the plan was utilized. These PDDs include Kelch Drive, Malta Gardens, and Park Place. For the purpose of the analysis, the Dunning Street Cemetery was excluded from the analysis.

For the proposed condition, the Downtown Malta FBC Illustrative Plan prepared by Code Studio was utilized for the analysis. The building layer from the plan was digitized and a building footprint was calculated using GIS. Building heights from each of the FBC districts was utilized to calculate a total building square footage.

Based on the analysis, the proposed FBC/Illustrative Plan reduced the development permitted in the study area.

<table>
<thead>
<tr>
<th></th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Zoning</td>
<td>15,520,528</td>
</tr>
<tr>
<td>FBC (Illustrative Plan)</td>
<td>10,592,503</td>
</tr>
</tbody>
</table>

As a result of the reduction in development potential it is anticipated there will be a corresponding reduction in traffic attributable to new development. The FBC includes further measures to reduce traffic related impacts as noted. The Town also has measures in place to address traffic related impacts Townwide. Therefore no adverse traffic related impacts of large magnitude or importance are anticipated to occur as a result of the adoption of the FBC.
PART 3 – EVALUATION OF THE IMPORTANCE OF IMPACTS

RESPONSIBILITY OF LEAD AGENCY

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

INSTRUCTIONS:

Discuss the following for each impact identified in column 2 of Part 2:

1. Briefly describe the impact.

2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).

3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact