

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:
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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

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	BUSINESS TELEPHONE		518-899-2601
ADDRESS			2540 Route 9		
CITY/PO		Malta	STATE	NY	ZIP CODE
					12020
NAME OF OWNER (if different)		Same as Applicant	BUSINESS TELEPHONE		
ADDRESS					
CITY/PO			STATE		ZIP CODE
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 acres¹

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

3. What is predominant soil type(s) on project site: primarily Oakville loamy fine sand (OaA and OaB)²

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? Yes No
a. What is depth to bedrock? mostly greater than 90 inches²

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 No³
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No⁴
8. What is the depth of the water table? varies from 0 to greater than 5 ft²
9. Is site located over a primary, principal, or sole source aquifer? Yes⁵ 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? Yes No⁶
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) Yes No
Describe: _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? If yes, explain: _____ Yes No
14. Does the present site include scenic views known to be important to the community? Yes No
15. Streams within or contiguous to the project area: Yes⁷
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: Yes⁸
a. Name: NWI wetlands b. Size (in acres): 3±
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 No⁹
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 No¹⁰
20. Has the site ever been used for the disposal of solid or hazardous waste? Yes No¹¹

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? Yes No
 - a. If Yes, for what intended purpose is site being reclaimed? _____
 - b. Will topsoil be stockpiled for reclamation? Yes No
 - c. Will upper subsoil be stockpiled for reclamation? Yes No
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? Yes No
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? Yes No
8. Will blasting occur during construction? Yes No
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? Yes No
If Yes, explain: _____
12. Is surface liquid waste disposal involved? Yes No
 - a. If Yes, indicate type of waste (sewage, industrial, etc.) and amount: _____
Name of water body into which effluent will be discharged: _____
13. Is subsurface liquid waste disposal involved? Yes No
14. Will surface area of an existing body of water increase or decrease by proposal?
If Yes, explain: _____ Yes No
15. Is project or any portion of project located in a 100-year floodplain? Yes No¹²
16. Will project generate solid waste? Yes No
 - a. If Yes, what is the amount per month? _____ tons
 - b. If Yes, will an existing solid waste facility be used? Yes No
 - c. If Yes, give name: _____; location: _____
 - d. Will any wastes not go into a sewage disposal system or into a sanitary landfill?
If Yes, explain: _____ Yes No
17. Will project involve the disposal of solid waste? Yes No
 - 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? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No
21. Will project result in an increase in energy use? Yes No
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? Yes No
If Yes, explain: _____

25. Approvals Required:		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Malta Town Board	TBD
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies (County Planning)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GML 239m review	
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. ZONING AND PLANNING INFORMATION

- 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
- What is the zoning classification(s) of the site? C-1 and variety of Planned Development Districts
- 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
- 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
- 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
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land uses and zoning classifications within one-quarter mile?
Residential, commercial, mixed-use, manufacturing, suburban, transportation
- Is the proposed action compatible with adjoining/surrounding land uses within a quarter mile? Yes No
- If the proposed action is a subdivision of land, how many lots are proposed? N/A
What is the minimum lot size proposed? _____
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
a. If Yes, is existing capacity sufficient to handle projected demand? Yes No
- Will proposed action result in the generation of traffic significantly above present levels? Yes No
a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

D. 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.

E. 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.

SOIL SYMBOL	SOIL TYPE	SLOPES	DRAINAGE	DEPTH TO WATER TABLE (inches)	DEPTH TO BEDROCK (inches)
OaA	Oakville loamy fine sand, nearly level	0 to 3%	well	36 to 72	>90
OaB	Oakville loamy fine sand, undulating	3 to 8%	well	>90	>90

- 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/nrl/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/cfm/xtapps/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.

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.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated By Project Change

IMPACT ON LAND				
1. Will the proposed action result in a physical change to the Project Site?				
	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
<i>Examples that would apply to column 2:</i>				
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%.	□	□	□Yes	□No
Construction on land where the depth to the water table is less than 3 feet.	□	□	□Yes	□No
Construction of paved parking area for 1,000 or more vehicles.	□	□	□Yes	□No
Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	□	□	□Yes	□No
Construction that will continue for more than 1 year or involve more than one phase or stage.	□	□	□Yes	□No
Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.	□	□	□Yes	□No
Construction or expansion of a sanitary landfill.	□	□	□Yes	□No
Construction in a designated floodway.	□	□	□Yes	□No
Other impacts: _____ _____	□	□	□Yes	□No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
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.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
Specific land forms: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> 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) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
Developable area of site contains a protected water body.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Dredging more than 100 cubic yards of material from channel of a protected stream.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Extension of utility distribution facilities through a protected water body.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction in a designated freshwater or tidal wetland.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will proposed action affect any non-protected existing or new body of water? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction of a body of water that exceeds 10 acres of surface area.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
5. Will Proposed Action affect surface or groundwater quality or quantity? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
Proposed Action will require a discharge permit.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction or operation causing any contamination of a water supply system.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will adversely affect groundwater.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON WATER (continued)					
	Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
6. Will Proposed Action alter drainage flow or patterns, or surface water runoff? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	Proposed Action would change flood water flows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action may cause substantial erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action is incompatible with existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will allow development in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: <u>See Attachment</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AIR					
7. Will proposed action affect air quality? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Emission rate of total contaminants will exceed 5 lbs per hour or a heat source producing more than 10 million BTU's per hour.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed action will allow an increase in the density of industrial development within existing industrial areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON PLANTS AND ANIMALS					
8. Will Proposed Action affect any threatened or endangered species?					
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9. Will Proposed Action substantially affect non-threatened or non-endangered species?					
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON AGRICULTURAL LAND RESOURCES					
10. Will the Proposed Action affect agricultural land resources?					
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> 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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
IMPACT ON AESTHETIC RESOURCES					
11. Will Proposed Action affect aesthetic resources?					
<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: <u>The project will have a positive impact on the appearance of the Downtown. –(see attached narrative).</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES					
12. Will proposed Action impact any site or structure of historic, prehistoric or paleontological importance?					
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON OPEN SPACE AND RECREATION					
13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?					
<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
	The permanent foreclosure of a future recreational opportunity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	A major reduction of an open space important to the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Other impacts <u>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)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
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)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
List the environmental characteristics that caused the designation of the CEA. _____ _____					
<i>Examples that would apply to column 2:</i>					
Proposed Action to locate within the CEA?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will result in a reduction in the quantity of the resource?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will result in a reduction in the quality of the resource?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will impact the use, function or enjoyment of the resource?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON TRANSPORTATION					
15. Will there be an effect to existing transportation systems? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
Alteration of present patterns of movement of people and/or goods.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proposed Action will result in major traffic problems.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other impacts: <u>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)</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
IMPACT ON ENERGY					
16. Will Proposed Action affect the community's sources of fuel or energy supply? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					
<i>Examples that would apply to column 2:</i>					
Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
<i>Examples that would apply to column 2:</i>					
Blasting within 1,500 feet of a hospital, school or other sensitive facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Odors will occur routinely (more than one hour per day).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Proposed Action will remove natural barriers that would act as a noise screen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety ?		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
<i>Examples that would apply to column 2:</i>					
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD				
19. Will Proposed Action affect the character of the existing community?		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		
<i>Examples that would apply to column 2:</i>				
	The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Proposed Action will conflict with officially adopted plans or goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Proposed Action will cause a change in the density of land use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Development will create a demand for additional community services (e.g. schools, police and fire, etc.) <u>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</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Other impacts: <u>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></u> _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?		<input checked="" type="checkbox"/> NO <input type="checkbox"/> 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 - 25ft., 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.

	Total SF
Current Zoning	15,520,528
FBC (Illustrative Plan)	10,592,503

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