

## Comprehensive Plan of the Town of Torrey

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### Appendix C: State Environmental Quality Review and Associated Town Resolutions

#### **Introduction:**

Appendix C provides information about the Torrey Comprehensive Plan's environmental review process. The Plan's recommendations are aimed at improving the quality of life in the Town in part through expanding the Town's ability to protect environmental resources through the regulation of land use development projects.

The Plan's SEQRA review indicates that the adoption of this Plan will have a beneficial impact on the Town's environment. The Plan includes many recommendations that are intended to safeguard local and regional environmental resources such as the water quality of local streams, the Keuka Outlet, and Seneca Lake; local wetlands; mature tree stands; air quality; wildlife habitats, and other natural resources. The Plan also considers transportation improvements, public safety issues, historic and cultural resources, open spaces and recreation, and is intended to ensure that any new development in the Town is designed and built with respect to the Town's rural and agrarian landscape.

The Plan's recommendations do not include parcel-specific development projects, but they do include generalized town-wide land use policies. In the future, certain specific development projects will be subject to SEQRA review in order to identify and mitigate potential adverse environmental impacts.

#### **SEQRA Classification:**

The adoption of a Comprehensive Plan is considered a Type I action by the New York State Environmental Quality Review Act (SEQRA) regulations. Section 617.4, which lists all actions classified as Type I actions, specifically mentions "the adoption of a municipality's land use plan."<sup>1</sup> This means that the potential environmental impacts of a comprehensive plan's recommendations, both beneficial and adverse, *must* be carefully considered by local officials prior to the adoption of the Plan by the municipal governing board.

Furthermore, according to New York State Town Law Article 16, Section 272-a, comprehensive plans, and any amendments made to them, require an environmental review conducted in accordance with the State Environmental Quality Review Act.<sup>2</sup>

This Appendix includes Parts I, II, and III of the Environmental Assessment Form (EAF) prepared for the Town. In addition, it includes a copy of the resolution passed by the Town Board, the Negative Declaration form, and the Environmental Notice Bulletin (ENB) form. Collectively, these materials make up the complete documentation of the Torrey Comprehensive Plan's SEQRA environmental review.

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<sup>1</sup> Please refer to [6 NYCRR Part 617 State Environmental Quality Review](#) for additional information.

<sup>2</sup> Please refer to NYS Town Law, Article 16, Section 272-a, (8).

617.20  
Appendix A  
State Environmental Quality Review  
FULL ENVIRONMENTAL ASSESSMENT FORM

**Purpose:** 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 unmeasurable. 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       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 reasonably determined by the lead agency that:

- 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.**
- 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.\***
- 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

**Adoption of the Comprehensive Plan of the Town of Torrey by the Town Board**

Name of Action

**Town Board of the Town of Torrey**

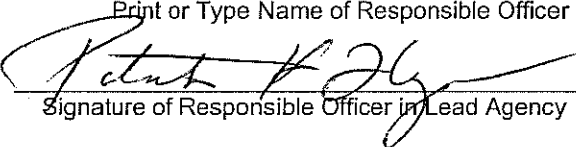
Name of Lead Agency

**Patrick H. Flynn**

**Town Supervisor**

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

  
Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

**Monday, June 30, 2008**

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  
**Adoption of the Comprehensive Plan of the Town of Torrey**

Location of Action (include Street Address, Municipality and County)  
**Town of Torrey, Yates County**

Name of Applicant/Sponsor  
**Town Board of the Town of Torrey**

Address  
**56 Geneva Street/P.O. Box 280**

City / PO  
**Dresden**

State  
**New York**

Zip Code  
**14441**

Business Telephone  
**(315) 536-6376**

Name of Owner (if different)  
**N/A**

Address  
**N/A**

City / PO  
**N/A**

State  
**N/A**

Zip Code  
**N/A**

Business Telephone  
**N/A**

Description of Action:

The Town Board of the Town of Torrey will adopt the new Comprehensive Plan prepared for the Town by the Town Planning Board and the Comprehensive Plan Committee with professional planning assistance. This Plan will provide Town boards and officials, property owners, residents, and other interested parties with a clear and concise document for use as a guide for future land use decision making.

The Plan includes a description of the reasons why the Town is preparing a comprehensive plan; a discussion of the public participation process; an assessment of the 2007 town-wide survey used to collect public input; an inventory of existing land use conditions; recommendations for future land uses and policies; background commentary on geology, topography, climate, and history; maps, tables, illustrations and graphs to provide visual data; and an update process that provides for the routine maintenance of the Plan document.

**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 (suburban)  Rural (non-farm)  
 Forest  Agriculture  Other: **Lakefront recreational/residential**

2. Total acreage of project area:  acres.

APPROXIMATE ACREAGE	N/A: Not site specific	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)		<input type="text" value="N/A"/> acres	<input type="text"/> acres
Forested		<input type="text" value="N/A"/> acres	<input type="text"/> acres
Agricultural (Includes orchards, cropland, pasture, etc.)		<input type="text" value="N/A"/> acres	<input type="text"/> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)		<input type="text" value="N/A"/> acres	<input type="text"/> acres
Water Surface Area		<input type="text" value="N/A"/> acres	<input type="text"/> acres
Unvegetated (Rock, earth or fill)		<input type="text" value="N/A"/> acres	<input type="text"/> acres
Roads, buildings and other paved surfaces		<input type="text" value="N/A"/> acres	<input type="text"/> acres
Other (Indicate type) <input type="text"/>		<input type="text" value="N/A"/> acres	<input type="text"/> acres

3. What is predominant soil type(s) on project site? **N/A: Not site specific**

- a. Soil drainage:  Well drained  % of site  Moderately well drained  % of site.  
 Poorly drained  % 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?  acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site?  Yes  No **N/A: Not site specific**

a. What is depth to bedrock (in feet)

5. Approximate percentage of proposed project site with slopes: **N/A: Not site specific**

- 0-10%  %  10- 15%  %  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?  (in feet)

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?  Yes  No

According to:

**NYS DEC Region 8 Office, 6274 Avon-Lima Road, Avon, N.Y. 14414. According to the National Heritage Database, there are no threatened or endangered plant or animal species present in the Town.**

Identify each species:

**N/A: No threatened or endangered plant or animal species are present.**

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

Yes  No

Describe:

**The Town has several gorges, wetlands, cliffs and steep slopes, and wooded areas. The Plan recommends protecting these unique and unusual areas through a series of land use policies and regulations. The Town also has extensive frontage on Seneca Lake and the Plan recommends protecting undeveloped portions of this lakefront.**

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes  No

If yes, explain:

**The Town owns a small lakefront park. The Keuka Outlet Trail runs through the Town. Swimming, hunting and fishing are common outdoor recreational activities.**

14. Does the present site include scenic views known to be important to the community?  Yes  No

**Several scenic vistas are present in the Town. The Town is interested in protecting these views through land use planning programs.**

15. Streams within or contiguous to project area:

**Keuka Outlet, numerous smaller streams.**

a. Name of Stream and name of River to which it is tributary

**N/A**

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

**Seneca Lake.**

b. Size (in acres):

**Approximately 42,400 acres.**

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, Article 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 wastes?  Yes  No

**B. Project Description (Not Applicable: Not Site Specific.)**

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor:  acres.
- b. Project acreage to be developed:  acres initially;  acres ultimately.
- c. Project acreage to remain undeveloped:  acres.
- d. Length of project, in miles:  (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed.  %
- f. Number of off-street parking spaces existing  ; proposed
- g. Maximum vehicular trips generated per hour:  (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially				
Ultimately				

- i. Dimensions (in feet) of largest proposed structure:  height;  width;  length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is?  ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site?  tons/cubic yards.
3. Will disturbed areas be reclaimed  Yes  No  N/A

a. If yes, for what intended purpose is the 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?  acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes  No

6. If single phase project: Anticipated period of construction:  months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated  (number)

b. Anticipated date of commencement phase 1:  month  year, (including demolition)

c. Approximate completion date of final phase:  month  year.

d. Is phase 1 functionally dependent on subsequent phases?  Yes  No

8. Will blasting occur during construction ?  Yes  No

9. Number of jobs generated: during construction  ; after project is complete

10. Number of jobs eliminated by this project  .

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

b. Name of water body into which effluent will be discharged

13. Is subsurface liquid waste disposal involved?  Yes  No Type

14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain?  Yes  No

16. Will the 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?  Yes  No

e. If yes, explain:

17. Will the 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 or 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)

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

23. Total anticipated water usage per day  gallons/day.

24. Does project involve Local, State or Federal funding?  Yes  No

If yes, explain:



**25. Approvals Required:**

	Yes	No	Type	Submittal Date
City, <b>Town</b> , Village <b>Board</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Plan will be adopted by the Town Board pursuant to T.L. Section 272-a.	<input type="text"/> <input type="text"/>
City, <b>Town</b> , Village <b>Planning Board</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Town Planning Board will recommend adoption of the Plan by the Town Board.	<input type="text"/> <input type="text"/>
City, Town Zoning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>
City, County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>
Other Local Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>
Other Regional Agencies (Yates County Planning Board – advisory referral)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Town Planning Board will refer the Plan to the Yates County Planning Board (YCPB) for review prior to adoption by the Town Board.	<input type="text"/> <input type="text"/>
State Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>
Federal Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>

**C. 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  
  New/revision of master plan  
  Subdivision  
 Site plan  
  Special use permit  
  Resource management plan  
  Other

2. What is the zoning classification(s) of the site?

**The Town is currently zoned for agricultural, residential, commercial, industrial, and recreational uses.**

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

**N/A: Not site specific.**

4. What is the proposed zoning of the site?

**Proposed zoning will conformance to the Comprehensive Plan's recommendations.**

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

**N/A: Not site specific.**

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

**N/A: Not site specific.**

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

**The Town is surrounded on all sides by land uses which are essentially identical to land uses within the Town along its boundaries, especially forested areas, farmland, rural residential, and lakefront residential areas. The land uses and zoning of the municipalities surrounding the Town are in line with existing and proposed land uses and zoning districts within the Town.**

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?  Yes  No

9. If the proposed action is the subdivision of land, how many lots are proposed? **N/A: Not Site Specific**

a. What is the minimum lot size proposed? **N/A: Not Site Specific**

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

11. Will the 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

12. Will the 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. Informational 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 above is true to the best of my knowledge.

Applicant/Sponsor Name

Date

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.**

## 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 question.
- ! The number of examples per question does not indicate the importance of each question.
- ! 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, also 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?

NO       YES

**Examples** that would apply to column 2

* Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
* Construction on land where the depth to the water table is less than 3 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
* Construction of paved parking area for 1,000 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
* Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
* Construction that will continue for more than 1 year or involve more than one phase or stage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
* Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.	<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
* Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
* Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
* Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan's recommendations call for balancing new growth and development with the protection and preservation of working farmland and natural resources. No major changes in land use are anticipated.**

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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\* Specific land forms:

**The Plan recommends revising the Town's zoning regulations to protect unique and unusual land forms, such as steep slopes, gullies, wetlands, forested areas, etc., in the Town.**

### 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.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<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
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\* Extension of utility distribution facilities through a protected water body.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

\* Construction in a designated freshwater or tidal wetland.

\* Other impacts:

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.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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\* 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
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\* Other impacts:

Yes  No

<b>1</b>	<b>2</b>	<b>3</b>
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

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.   | <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 |
| * 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| * Other impacts:   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

<b>The Plan includes a series of recommendations that will safeguard local water resources from pollutants.</b>
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<b>1</b>	<b>2</b>	<b>3</b>
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

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	<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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**No significant changes to drainage flows, patterns, or runoff are expected. However, the Plan does allow for future development throughout the Town, and recommends that individual projects be thoroughly assessed with regards to drainage and runoff.**

**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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
* 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 amount of land committed to industrial use.	<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

**IMPACT ON PLANTS AND ANIMALS**

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

NO  YES

**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 the site, or found on the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
* 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?

NO  YES

**Examples** that would apply to column 2

* 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 Proposed Action affect agricultural land resources?

NO  YES

**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.)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan includes a number of recommendations aimed at protecting viable agricultural land from poorly designed development projects.**



<b>1</b>	<b>2</b>	<b>3</b>
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**IMPACT ON AESTHETIC RESOURCES**

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

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.	<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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan includes a range of recommendations aimed at protecting the Town's aesthetic resources, including scenic vistas, forested areas, steep slopes, and other unique and sensitive aesthetic features.**

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

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

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.	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan's recommendations indicate that the impact of proposed development projects on the Town's historic buildings, structures, and sites be considered when the Town is reviewing proposed development projects.**

<b>1</b>	<b>2</b>	<b>3</b>
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**IMPACT ON OPEN SPACE AND RECREATION**

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

NO  YES

**Examples** that would apply to column 2

* 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan's recommendations call for the preservation of open lands and municipal support of outdoor recreation activities.**

**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 6NYCRR 617.14(g)?

NO  YES

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

**No Critical Environmental Areas have been designated in the Town. However, there are several locations within the Town that could conceivably be designated as CEAs.**

**Examples** that would apply to column 2

* 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan recommends private landowners, with the Town Board's support, consider designating portions of their property as CEAs (if they want to) as a means of protecting unique natural resources on the property.**

**IMPACT ON TRANSPORTATION**

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

NO  YES

**Examples** that would apply to column 2

* 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan includes recommendations aimed at improving transportation infrastructure in the Town.**

<b>1</b>	<b>2</b>	<b>3</b>
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

**IMPACT ON ENERGY**

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

NO  YES

**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.

Yes  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.

Yes  No

\* Other impacts:

Yes  No

**The Plan recommends enacting local regulations on the location of commercial wind farms to protect scenic resources. In addition, the Plan recommends the use of small-scale wind power for agriculture/viticulture where appropriate.**

**NOISE AND ODOR IMPACT**

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

NO  YES

**Examples** that would apply to column 2

\* Blasting within 1,500 feet of a hospital, school or other sensitive facility.

Yes  No

\* Odors will occur routinely (more than one hour per day).

Yes  No

\* Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.

Yes  No

\* Proposed Action will remove natural barriers that would act as a noise screen.

Yes  No

\* Other impacts:

Yes  No

**IMPACT ON PUBLIC HEALTH**

18. Will Proposed Action affect public health and safety?

NO  YES

\* 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.

Yes  No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
* 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 liquefied 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan includes a series of recommendations that will have a beneficial impact on public health and safety issues.**

**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD**

19. Will Proposed Action affect the character of the existing community?

NO  YES

**Examples** that would apply to column 2

* 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
* Proposed Action will set an important precedent for future projects.	<input checked="" 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**The Plan is designed to support well designed new development projects while preserving the Town's rural and agrarian character. All new development will be designed to mitigate environmental impacts and, when located along the lakefront, conform with the existing scale of lakefront development.**

**1**  
Small to  
Moderate  
Impact

**2**  
Potential  
Large  
Impact

**3**  
Can Impact Be  
Mitigated by  
Project Change

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO  YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## 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** (If you need more space, attach additional sheets)

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.

#### **Introduction:**

The Town Board of the Town of Torrey is proposing to adopt, by resolution, a new Comprehensive Plan. The Town's old Plan was prepared in the mid 1970s and has never been updated. As a result, the Town has prepared a completely new and up-to-date Plan that includes a broad range of recommendations aimed at strengthening the Town's ability to oversee development projects and protect the Town's natural resources.

From the beginning of the planning process, one of the overarching goals of Town boards, officials and involved citizens has been to determine means of safeguarding the Town's natural and cultural resources from poorly planned development projects. As a result, many of the Plan's recommendations are aimed, either directly or indirectly, at protecting and preserving the Town's natural resources and rural, agrarian character.

#### **Purpose:**

The Comprehensive Plan is intended to provide a framework for future land use decision making in the Town of Torrey. The Plan is "comprehensive" because it assesses all geographical areas of the Town, includes commentary and recommendations regarding a broad range of land use related issues such as natural resource protection, farmland protection, public infrastructure and utilities, and the desired type and location of future development. The Plan will provide municipal boards and officials, as well as State and County agencies, non profit entities, private landowners, town residents, and other interested parties with a clear and concise guide for future land uses in the Town.

This Long Form EAF was prepared in order to thoroughly review and assess the environmental implications of the Town Board's adoption of the Comprehensive Plan of the Town of Torrey.

#### **Expected Environmental Implications:**

The following list of questions is excerpted from Part II of this EAF. This list includes all the questions answered "Yes" for potential significant environmental impact. Each question has at least one accompanying paragraph that provides additional details on the comments included with Part II. These paragraphs describe and assess the anticipated environmental impacts of the Plan's recommendations.

### **Question 1. Will the Proposed Action result in a physical change to the project site?**

Generally, future land uses in the Town will remain the same or be very similar as to what they are at the time of adoption of the Comprehensive Plan. The Plan's recommendations are aimed at preserving the basic land uses in the Town while strengthening the Town's ability to regulate certain types of development that might pose a threat to the local environment. Chapter 6 of the Plan provides an overview of the desired future land uses in various areas of the municipality.

Broadly defined, the "project site" is the entire Town of Torrey. The Plan recommends that the Town be organized into several distinct land-use areas, each of which has a list of recommended land uses. The Plan is organized so that these areas can be linked with a series of zoning districts that will provide legal protection for natural, cultural, and aesthetic resources.

The Plan is designed to mitigate potential adverse environmental impacts that could occur from poorly considered development decisions. Chapter 5 consists of a list of policies and associated action statements that municipal boards and officials will use to ensure that new development is carried out in such a way so as to reduce adverse impacts on the natural environment, cultural resources, and public infrastructure. Certain adverse environmental impacts can occur regardless of whether or not the Plan is adopted, but adoption of this Plan will help ensure that future land development undertaken in an orderly and environmentally supportive way and in keeping with the Town's current land use conditions.

### **Question 2. Will there be an effect to any unique or unusual land forms found on the site?**

*(i.e., cliffs, dunes, geological formations, etc.)*

The Plan's impact on unique and/or unusual land forms in the Town will be beneficial. This is primarily due to the Plan's recommendations that involve revising and updating the Town's zoning law in order to provide additional legal protection for sensitive ecological areas and in revising/adopting subdivision and site plan review laws that will include environmental considerations for the design of new development projects. Natural features such as steep slopes, woodlands, scenic vistas, glens and gullies, wetlands, and other wildlife habitat areas will be protected from poorly designed development through local zoning, subdivision review, and site plan review procedures. These policies are discussed in Chapter 5, Sections 5.3 and 5.5.

### **Question 5. Will Proposed Action affect surface or groundwater quality or quantity?**

The Plan will have a beneficial impact on surface and groundwater within the Town. The Plan recommends adopting new and revised local laws to strengthen the Town's ability to protect water resources from damage due to poorly planned development projects (see Policies 5.5.C, 5.5.D, and 5.5.E). The Plan recommends the Town enact junkyard regulations and continue holding routine Clean-up Days to reduce the danger to water resources from junk left on the ground (see Policies 5.3.K and 5.3.O). The Plan recommends creating a public record of septic inspections (see Policy 5.3.E). The Plan recommends that the Town work with neighboring municipalities and support research efforts to improve the water quality in the Keuka Outlet and Seneca Lake (Policy 5.3.F), obtain information where possible on water discharges from local industries (see Policy 5.3.G), and work with NYS DEC to ascertain whether or not abandoned oil docks in Seneca Lake pose environmental threats to the lake (see Policy 5.3.H). The Plan also recommends local farmers take advantage of the State's Conservation Reserve Enhancement Program (CREP), which funds the planting of vegetative buffers along streams to help protect watercourses from farm field runoff (see Policy 5.1.B).

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

The Plan does not recommend altering drainage flows or patterns or surface runoff, but it does allow for new development projects to be built in the Town. The Plan's recommendations are aimed at ensuring that any new development built in the Town will have a minimal impact on drainage and runoff conditions. Updated subdivision and site plan review regulations will include provisions for managing drainage flow and patterns. See Chapter 5, Sections 5.3 and 5.5 for more information.

### **Question 10. Will Proposed Action affect agricultural land resources?**

The Plan supports the preservation and protection of working agricultural land. Chapter 5, Section 5.1, includes several recommendations aimed at protecting the Town's high quality agricultural soils. Recommendations include the development and adoption of a Right-to-Farm Law (see Policy 5.1.A), preparation of an Agriculture Protection Plan to provide a strategy for keeping working agricultural land in use as farmland (see Policy 5.1.B), formation of an official "Agriculture and Viniculture Advisory Committee" consisting of local farmers and grape growers to advise the Town on the impacts of local policies and regulations on farming operations (see Policy 5.1.C), and several other recommendations aimed at taking advantage of state programs to support agriculture.

Other Plan recommendations that help protect working agricultural land in the Town are found in Chapter 5, Sections 5.2, 5.3, and 5.5. Policy 5.2.A calls for locating new commercial operations in a specific area of the Town so as to prevent the spread of large commercial establishments (as opposed to small home-based businesses) throughout the Town, which could have an adverse impact on agricultural land. Several environmentally supportive policies in Section 5.3 will help protect agricultural land. The updates to local land use regulations proposed in Section 5.5 will also help retain undeveloped agricultural land (see Policies 5.5.C, 5.5.D, and 5.5.E).

Working agricultural land has been identified as one of the key defining characteristics of the Town, and the Comprehensive Plan seeks to ensure that Torrey's agricultural and viticultural operations remain viable in the future.

### **Question 11. Will Proposed Action affect aesthetic resources?**

The Plan will have a positive impact on aesthetic resources. Chapter 5, Section 5.3 includes a list of policies that will help protect the Town's aesthetics by protecting its natural resources. The Plan recommends the Town use local laws to protect scenic resources such as vistas (see Policy 5.3.A). The Plan specifically mentions the importance of protecting scenic vistas from commercial wind farms (see Policy 5.3.P).

### **Question 12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?**

The Plan recommends protecting cultural resources in the Town. Chapter 4 of the Plan identifies the Town's historic and cultural resources (see page 32). Policy 5.3.A recommends the Town adopt land use laws that serve to protect cultural resources. Policy 5.3.C recommends the Town work with the Friends of the Keuka Outlet, Inc. to make improvements to the Outlet Trail, which would help protect historic resources that remain in the place along the trail route. Policy 5.1.F recommends that the Town support landowners' efforts to preserve historic barns on their property.

### **Question 13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?**

Currently, there is one small public park in the Town along Seneca Lake that has a swimming beach. The vast majority of the Town's land cover consists of open fields and forested areas. The Plan is written so that the Town's rural landscape will remain mostly unchanged and that open spaces will remain available for outdoor recreation. Chapter 5, Section 5.7 includes recommendations that call for municipal support of outdoor recreational activities, looking into funding/volunteer support of recreational and education programs, enhancing the use of the lakefront park, and in general expanding the range of recreational opportunities available to local residents. Other recommendations that affect outdoor recreational opportunities include working with the Friends of the Keuka Outlet, Inc. to make improvements to the Outlet Trail (see Policy 5.3.C).



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

Currently, there are no Critical Environmental Areas (CEAs) in the Town. However, the Plan recommends private landowners consider protecting certain environmentally sensitive areas of their property by designating such areas as CEAs (please see Policy 5.3.D, Action 2). Therefore, it can be expected that over the next few years interested landowners, with the support of the Town Board, will designate CEAs around sensitive and unique natural resources in various parts of the Town.

There are four basic criteria for designating an area of land as a CEA; in order for that designation to be valid, an area of land must have at least one of the following criteria:

1. A benefit or threat to human health;
2. A natural setting (e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality);
3. Agricultural, social, cultural, historic, archeological, recreational, or educational values, or;
4. An inherent ecological, geological, or hydrological sensitivity to change which may be adversely affected by any change.

Once a CEA is designated, the potential environmental impacts of any Type I or Unlisted action occurring within its boundaries must be evaluated by following the procedures laid out in the SEQRA regulations, specifically Section 617.7. Therefore, following the designation of a CEA, the potential adverse impacts of proposed development within the CEA will be subject to heavier scrutiny by the Town than would otherwise be required.

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

Recommendations for improving transportation conditions in the Town are discussed in Chapter 5, Section 5.4. Specific policies the Town will follow include improving road safety conditions through lighting and signage, considering the impact of new development projects on traffic volumes, developing a Capital Improvement Program (CIP) to coordinate the repair and reconstruction of town roads, coordination with the Yates County Highway Department and the New York State Department of Transportation on future road improvements, and support the development of a county-wide public transportation system. The improvement of road safety conditions through public outreach activities, inter-agency coordination of multi-modal transportation, and infrastructure projects is also addressed in this Plan.

Based on the Plan's recommendations, none of these policies are expected to have an adverse environmental impact. Like other recommendations in the Plan, they are intended to improve local services while exerting a positive impact on the natural environment.

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

Existing energy sources and uses will not be adversely affected by the Plan's recommendations. No new development that would place a major strain on energy supplies in the Town is foreseen. The Plan recommends regulating the design and location of commercial wind energy facilities (see Policy 5.3.P).

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

The Plan is expected to have a positive impact on public health and safety by supporting the installation of public water and sewer infrastructure in designated areas of the Town (see Policies 5.5.A and 5.5.B), strengthening local activities regarding the inspection of septic facilities (see Policy 5.3.E), recommending expanded outdoor recreational opportunities as a means of improving public health and well-being (see Section 5.7), as well as the broader actions

outlined in Sections 5.3 and 5.5 that will protect public health by protecting the Town's natural resources. In addition, as mentioned above under Question 15, the Plan's recommendations include provisions for improving public safety on roads through a variety of policies and projects.

**Question 19. Will Proposed Action affect the character of the existing community?**

The implementation of this Comprehensive Plan will preserve and enhance Torrey's character as a predominately rural and agrarian area with working agricultural and viticultural operations, extensive forest cover, open fields, scenic vistas, unique natural resources such as glens and wetlands, and a mainly residential-oriented lakeshore area.

**Additional Comments:**

An important component of the Plan that is related to environmental concerns and is not covered by the above questions is Chapter 7, the *Plan Update Process*. This chapter describes and explains the routine process by which municipal boards and officials will maintain the Plan. Plan maintenance is a critical aspect of the overall planning process because it ensures the Plan document is kept up-to-date and can accommodate changing community needs and circumstances. As environmental concerns are expected to remain at the forefront of Torrey's future land-use planning efforts, the Town will be able to effectively address these concerns in future versions of its Comprehensive Plan.

**Conclusion:**

In conclusion, a review of the Comprehensive Plan's recommendations indicates that the adoption and implementation of this Plan will have a beneficial impact on Torrey's natural environment. Through sound land use and development decisions, improved regulatory mechanisms, and public outreach and education activities, the Town will ensure that its natural resources are protected and preserved for the benefit of future generations.

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Date: August 12, 2008

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board of the Town of Torrey, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

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**Name of Action:** Adoption of the Comprehensive Plan of the Town of Torrey by the Town Board

**SEQR Status:** Type I Action

**Description of Action:**

The Town Board of the Town of Torrey will adopt the new Comprehensive Plan prepared for the Town by the Town Planning Board and the Comprehensive Plan Committee with professional planning assistance. This Plan will provide Town boards and officials, property owners, residents, and other interested parties with a clear and concise document for use as a guide for future land use decision making.

The Plan includes a description of the reasons why the Town is preparing a comprehensive plan; a discussion of the public participation process; an assessment of the 2007 town-wide survey used to collect public input; an inventory of existing land use conditions; recommendations for future land uses and policies; background commentary on geology, topography, climate, and history; maps, tables, illustrations and graphs to provide visual data; and an update process that provides for the routine maintenance of the Plan document.

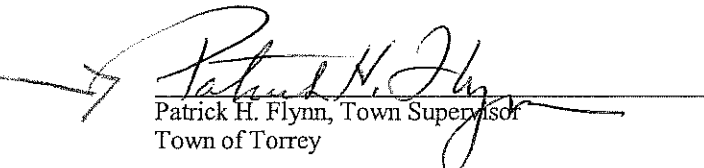
**Location:** Town of Torrey, Yates County (see attached map).

**Reasons Supporting This Determination:**

(See 617.7 (c) for requirements of this determination)

*Please see the attached resolution and the Reasons Supporting this Determination for the reasoned elaboration of the anticipated impacts associated with the adoption of this Plan.*

1. The Town Board considered the proposed action as defined in subdivisions 617.2(b) and 617.3(g) of Part 617 of the State Environmental Quality Review regulations; and
2. The Town Board reviewed the proposed comprehensive plan, the Environmental Assessment Form, and the criteria listed in subdivision (c) of Section 617.7 to ensure the comprehensive plan effectively addressed environmental concerns; and
3. Based on the available information, the Town Board determined that adoption of the proposed comprehensive plan will have a beneficial impact on the Town's natural environment; and
4. The Town Board has set forth its Determination of Significance in written form and with reasoned elaboration and providing reference to all supporting documentation.



Patrick H. Flynn, Town Supervisor  
Town of Torrey

# TOWN OF TORREY

PO Box 280 56 Geneva St  
Dresden, New York 14441  
Phone 315-536-6376 Fax 315-536-5655  
Email- [townoftorrey@rochester.rr.com](mailto:townoftorrey@rochester.rr.com)

Councilman John H. Martini  
Councilwoman Linda K. Francisco

Supervisor Patrick H. Flynn

Councilman Burge W. Morris  
Councilman John R. Ghidiu

## **Resolution 10-08**

Mr. Flynn introduced the following resolution of the SEQRA of the Comprehensive Plan update. Mr Flynn moved that the following resolution be adopted

**WHEREAS**, the Town Board of the Town of Torrey (hereinafter referred to as "Town Board") has reviewed the final draft of the proposed Comprehensive Plan of the Town of Torrey (hereinafter referred to as "The Plan"); and

**WHEREAS**, there have been no written comments submitted to the Town Clerk on the environmental record prepared on the Action to adopt The Plan; and

**WHEREAS**, the Town Board is the established Lead Agency in accordance with State Environmental Quality Review regulations; and

**WHEREAS**, the Town Board is obligated to make a determination of significance as set forth in Section 617.7(c) of the SEQRA regulations.

**NOW, THEREFORE, BE IT RESOLVED** that the Town board hereby makes the following determination of the criteria set forth in Section 617.7(c) of the SEQRA Regulations as to whether or not the adoption of The Plan will (or will not) likely result in a significant adverse impact to the environment:

- i.) The Plan's recommendations call for balancing new growth and development with the protection and preservation of working farmland and natural resources. No major changes in land use are anticipated.
- ii.) The Plan recommends revising the Town's zoning regulations to protect unique and unusual land forms, such as steep slopes, gullies, wetlands, forested areas, etc., in the Town.
- iii.) The Plan includes a series of recommendations that will safeguard local water resources from pollutants.
- iv.) No significant changes to drainage flows, patterns, or runoff are expected. However, the Plan does allow for future development throughout the Town, and recommends that individual projects be thoroughly assessed with regards to drainage and runoff.
- v.) The Plan includes a number of recommendations aimed at protecting viable agricultural land from poorly designed development projects.
- vi.) The Plan includes a range of recommendations aimed at protecting the Town's aesthetic resources, including scenic vistas, forested areas, steep slopes, and other unique and sensitive aesthetic features.
- vii.) The Plan's recommendations indicate that the impact of proposed development projects on the Town's historic buildings, structures, and sites be considered when the Town is reviewing proposed development projects.
- viii.) The Plan's recommendations call for the preservation of open lands and municipal support of outdoor recreation activities.
- ix.) No Critical Environmental Areas have been designated in the Town. However, there are several locations within the Town that could conceivably be designated as CEAs. The Plan recommends private landowners, with the Town Board's support, consider designating portions of their property as CEAs (*if they want to*) as a means of protecting unique natural resources on the property.

- x.) The Plan includes recommendations aimed at improving transportation infrastructure in the Town.
- xi.) The Plan recommends enacting local regulations on the location of commercial wind farms to protect scenic resources. In addition, the Plan recommends the use of small-scale wind power for agriculture/viticulture where appropriate.
- xii.) The Plan includes a series of recommendations that will have a beneficial impact on public health and safety issues.
- xiii.) The Plan is designed to support well designed new development projects while preserving the Town's rural and agrarian character. All new development will be designed to mitigate environmental impacts and, when located along the lakefront, conform with the existing scale of lakefront development.

**BE IT FURTHER RESOLVED BY THE TOWN BOARD that:**

1. The adoption and regular update of the Town of Torrey Comprehensive Plan will provide for the orderly and environmentally supportive future growth and development of the Town; and
2. The Plan includes a vision statement, goal statements, and land use policy statements that identify the considerations listed within New York State Town Law Article 16, Section 272-a regarding the protection of cultural, historic, and natural resources; and
3. The Plan's adoption by the Town Board will provide a sound basis for encouraging future public and private sector decisions regarding land uses in the Town that are most likely to result in positive effects on the Town's environment; and
4. The Plan's adoption and maintenance will not result in any potentially significant adverse impacts on the local and regional environment.

**BE IT FINALLY RESOLVED BY THE TOWN BOARD that:**

1. The Town Board directs the Town Supervisor to sign and to issue a Negative Declaration on the action to adopt The Plan; and
2. Public notice of this determination is to be filed in accordance with the procedures set forth in the State Environmental Quality Review regulations and a copy thereof placed in an Appendix of the adopted Plan document.

Such motion was seconded by Mr. Morris and roll call vote was recorded  
Flynn- Aye Francisco – Aye Morris- Aye (3 aye 0 Nays) Thereupon adopted.

Mr. Flynn read the SEQRA Negative Declaration, Notice of Determination of Non Significance after a brief discussion Mr Morris made a motion authorizing the Supervisor to sign the Negative Declaration Form for the Comprehensive Plan 2<sup>nd</sup> by Mrs. Francisco carried by all.

*I, Betty M. Daggett, Town Clerk of the Town of Torrey, Yates County, New York, DO HEREBY CERTIFY, that I have compared the foregoing with the original resolution, adopted by the Town Board of the Town of Torrey at a meeting of said Board held on the 12 day of August, 2008, and that the preceding is a true and correct transcript of said original resolution is on file in my office.*

*I DO FURTHER CERTIFY that each of the members of said Town Board had due notice of said meeting and that Supervisor Patrick Flynn, Councilmembers: Linda Francisco, Burge Morris, were present at such meeting to vote. Councilman Martini was absent and one council seat vacant until an appointment was made later on at this same meeting.*

*IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Town of Torrey, this 2nd day of September 2008*

*Betty M. Daggett*  
Town of Torrey Clerk

# TOWN OF TORREY

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Councilman Burge W. Morris  
Councilman John R. Ghidiu

## **Resolution 11-08**

Mr. Flynn asked if there was any further discussion regarding the Comprehensive Plan, with no one commenting he offered the following resolution to adopt the Comprehensive Plan, 2<sup>nd</sup> by Mr. Morris

**WHEREAS**, a proposed Comprehensive Plan for land use in the Town of Torrey has been presented to the Town Board of the Town of Torrey for enactment, and

**WHEREAS**, said proposed Town Comprehensive Plan is now in its final form and has been referred to the Yates County Planning Board, pursuant to General Municipal Law § 239m, which has recommended adoption of the proposed Comprehensive Plan, and

**WHEREAS**, said proposed Town Comprehensive Plan has also been referred to the Town of Torrey Planning board, which recommended adoption of the same

**NOW, THEREFORE BE IT RESOLVED**, by the Town Board of the Town of Torrey, Yates County, New York that the Town of Torrey Comprehensive Plan for Land Use (dated 06/08) be adopted.

Duly put to roll call vote, Flynn – Aye, Francisco- Aye, Morris – Aye (3 Ayes 0 Nays)

This resolution was thereupon adopted.

I, *Betty M. Daggett*, Town Clerk of the Town of Torrey, Yates County, New York, DO HEREBY CERTIFY, that I have compared the foregoing with the original resolution, adopted by the Town Board of the Town of Torrey at a meeting of said Board held on the 12 day of August, 2008, and that the preceding is a true and correct transcript of said original resolution is on file in my office.

I DO FURTHER CERTIFY that each of the members of said Town Board had due notice of said meeting and that Supervisor Patrick Flynn, Councilmembers: Linda Francisco, Burge Morris, were present at such meeting to vote. Councilman Martini was absent and one council seat vacant until an appointment was made later on at this same meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Town of Torrey, this 2nd day of September 2008

*Betty M. Daggett*  
Town of Torrey Clerk