I Call to Order - Pledge of Allegiance - Roll Call

II Budget Officer’s Message and Information Presentation on the 2017 Tentative Budget

III Public Hearing – To Allow an Addition to a Garage with Less Setback than Permitted at 1750 Penfield Road Located in the Four Corners (FC) Zoning District

IV Communications and Announcements

V Public Participation

VI Additions and Deletions to Agenda

VII Approval of Minutes – July 20, 2016

VIII Petitions

IX Resolutions by Function

Law and Finance
16T-187 Acceptance of Final Scoping Outline for the Adoption of the Proposed Mixed Use District, Adoption of Amendments to the Zoning Ordinance and Official Zoning map and Acceptance of the Mixed Use District Manual
16T-188 Awarding Bid to Telvue Corporation for a Video Automation and Broadcast System
16T-189 Budget Transfers – Snow & Ice to Highway Maintenance
16T-190 Setting Public Hearing on 2017 Preliminary and Special Districts Budget
16T-191 Walpen LLC C/O Walgreens Eastern Co. Inc. Tax Certiorari

X Old Business

XI New Business

XII Public Participation

XIII Adjournment
The Regular meeting of the Penfield Town Board was held on Wednesday, September 7, 2016 at 7:00 PM at the Penfield Town Hall, 3100 Atlantic Avenue, Penfield, New York.

Present:  R. Anthony LaFountain  Supervisor  
Linda Kohl  Councilwoman  
Paula Metzler  Councilwoman  
Andrew Moore  Councilman  
Robert Quinn  Councilman  

Also Present:  Amy Steklof  Town Clerk  
Jim Costello  Director of Developmental Services  

Absent:  Richard Horwitz  Town Attorney  

Supervisor LaFountain called the meeting to order – Pledge of Allegiance

Gary Richardson and Maggie Hession spoke on behalf of the “Friends of the Penfield Public Library” and stated that the “Friends” will host its 40th Annual Used Book Sale from September 13 to 17, 2016 at the Penfield Community Center, 1985 Baird Road. The proceeds from the sale will benefit the Penfield Public Library. The sale will feature more than 85,000 items. For more information, book sale hours and daily specials, please call 340-8720 or visit www.penfield.org. Mr. Richardson and Ms. Hession thanked all staff and volunteers who helped with organization and setup of the book sale.

Town Comptroller, Barbara Chirdo presented the 2017 Tentative Budget to the Town Board and Town Residents which calls for no increase to the tax rate which is currently $2.69 per $1,000 of assessed valuation. The Public Hearing for the 2017 Budget will be held on October 5, 2016 at 7:00 PM. A copy of the 2017 Tentative Budget and Ms. Chirdo’s presentation can be viewed on the Town’s website. The Town hopes to adopt the budget on Wednesday, October 19, 2016.

Public Hearing #1 To Allow an Addition to a Garage with Less Setback than Permitted at 1750 Penfield Road Located in the Four Corners (FC) Zoning District

The Town Clerk read the title of the above Public Hearing; said Notice was published in the Penfield Post on August 18, 2016 and was posted on the Town Website and Town Clerk Bulletin Board. 13 postcards were mailed. Although Town Attorney Horwitz was absent from the meeting, he confirmed with Supervisor LaFountain via phone conversation that the meeting was in order.

Bridget Marsh, 1750 Penfield Road gave an overview of the application. She stated that the property has been in the family since the late 1800’s. The proposed garage addition is approximately 22’ by 50’. The purpose of the proposed garage addition is to improve the overall appearance of the property and to allow adequate indoor storage for all vehicles housed on the property. The proposed addition will not be used for commercial purposes. Ms. Marsh also stated that they have gotten rid of all junk cars and have cleaned up the property. They plan to be in full compliance with Chapter 215 of the Town code which addresses parking and storage on private property. The addition will keep up with the look of the house.

Supervisor LaFountain verified that the current garage has three (3) bays and the addition will include four (4) bays which will make it a seven (7) bay garage. Supervisor LaFountain asked what is the plan for the current garage?

Ms. Marsh stated it will be left as is.

Public Participation – None

Hearing closed.
Communications and Announcements

1. Please contact the Tax Office at 340-8625 if you have not yet received your school tax bill.

2. The next Passport Night at the Penfield Town Hall will be held on Thursday, October 6, 2016 from 5:30 PM to 7:30 PM.

3. Please remember to slow down and stop if you are driving near a school bus that is flashing yellow or red lights.

4. The Town of Penfield’s Fall Recycle Day will be held Saturday, October 8, 2016 at the Department of Public Works Complex, 1607 Jackson Road. For more information please visit www.penfield.org.

5. Penfield’s Annual Tastin’ the Blues will be held on Saturday, September 17, 2016 at the Penfield Amphitheater from 12:00 PM to 4:00 PM. For more information please visit www.penfieldrec.org or call 340-8655, option 6.

6. Councilman Moore stated that the Recreation Department offered over 175 youth programs and camps with more than 2,075 participants this summer. He thanked the Recreation Department and staff members who provided the programs and specifically thanked Chris Bilow and his team for running and providing successful programs.

7. The Penfield Trails Committee will sponsor a free guided hike at Channing H. Philbrick Park on Saturday, September 10, 2016 from 9:00 AM to 11:00 AM. Participants are asked to pre-register by calling Penfield Recreation at 340-8655, option 6.

8. The Town of Penfield’s Annual Bike Drop will be held at the Penfield Community Center on Saturday, October 1, 2016 from 10:00 AM to 2:00 PM.

9. Councilwoman Kohl’s next Community Chat will be held on Tuesday, September 20, 2016 from 5:30 PM to 7:00 PM at the Penfield Library, 1985 Baird Road.

Public Participation

Dan Novak, 3 Pipers Meadow Trail stated he was hit by a car in front of the Town Hall on July 27, 2016 while riding his bike and hit again while riding his bike a couple of weeks later. He informed the Town Board that he will engage in a personal protest for an entire year by not being a good citizen and will not help people or animals in any way during his protest.

Kevin Gallagher, 1973 Dublin Road, went over questions and gave a statement that pertained to Oak and Apple, 1381 Sweets Corners Road. Handouts that he gave to the Town Clerk will be forwarded to the Planning Board to be included in the project file. The application for 1381 Sweets Corners Road is no longer before the Town Board, but is being reviewed by the Planning Board.

Additions and Deletions to Agenda - None

Approval of Minutes

Councilwoman Kohl moved to approve the Minutes of July 20, 2016 Councilman Quinn seconded and all voted “Aye.”

Petitions - None
PENFIELD TOWN BOARD, SEPTEMBER 7, 2016

RESOLUTIONS

RESOLUTIONS BY FUNCTION

LAW AND FINANCE

#16T-187 Acceptance of Final Scoping Outline for the Adoption of the Proposed Mixed Use District, Adoption of Amendments to the Zoning Ordinance and Official Zoning map and Acceptance of the Mixed Use District Manual by Moore

WHEREAS, the Penfield Town Board, by Resolution No. 16T-164 of 2016 issued a Positive Declaration of Environmental Significance and elected to require the preparation of a Draft Generic Environmental Impact Statement (DEIS) to address issues identified in the Scoping process as set forth in Sections 617.8 and 617.10 of the State Environmental Quality Review Act; and

WHEREAS, the proposed action includes considering amendments to the Official Zoning Ordinance and Zoning Map including the creation of a new Mixed Use Zoning District and rezoning 360 +/- acres currently zoned Rural Residential 1, Rural Agricultural 2 and Limited Business, to Mixed Use, and Accepting the Mixed Use Development Manual; and

WHEREAS, the Penfield Town Board, acting as Lead Agency, set the Public Comment Period on the Draft Scoping Outline from 9:00 AM on July 21, 2016 through 5:00 PM August 20, 2016, during which comments on the Draft Scoping Outline were requested and received and following said time the Penfield Town Board considered all comments received towards the establishment of a Final Scoping Outline; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board, acting as lead agency, has prepared and accepted a Final Scoping Outline, a copy of which is attached hereto, to give guidance in the preparation of a Draft Generic Environmental Impact Statement to address environmental concerns regarding the proposed development; and

BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to advertise and file said Notice as required by Law.

Moved: Moore
Seconded: Kohl

Vote: Kohl Aye LaFountain Aye
      Metzler Aye Moore Aye
      Quinn Aye

Adopted

See Attachment at end of Minutes

#16T-188 Awarding Bid to Telvue Corporation for a Video Automation and Broadcast System by Moore

WHEREAS, on August 3, 2016, Resolution 16T-170 the Penfield Town Board Authorized the Cable Coordinator to publicly seek bids for a “Multimedia Video Automation System,” and

WHEREAS, on August 18, 2016, 11:00 AM all sealed bids received by the Town Clerk were publicly opened and read, and

WHEREAS, Telvue Corporation was the only bidder in the amount not to exceed $59,188.59 for the system, and

WHEREAS, part of the bid included was a quote for a maintenance and support contract for five years totaling $17,297.00, and

WHEREAS, following the review of the bid by the Town Supervisor and Cable TV Coordinator, it has been determined that Telvue Corporation has met or exceeded all criteria as described in the bid specs;
NOW BE IT RESOLVED, that the Penfield Town Supervisor is hereby authorized to sign a contract in a form to be reviewed and approved by the Town Attorney with Telvue Corporation for the purchase, installation and training for a Multimedia Video Automation and Broadcast System and a five year extended maintenance and support contract. Funds for this system are contained in the 2016 budget and funds for the five year maintenance and service contract will be included in the 2017 budget. The system shall be installed in conjunction with Town staff within the Town of Penfield Cable Television facility in accordance to Broadcast Engineering and Information Technology standards and bid specs.

Moved: Moore  
Seconded: Metzler  

Vote:  
Kohl  Aye  
Metzler  Aye  
Quinn  Aye  
LaFountain  Aye  
Moore  Aye

Adopted

#16T-189  Budget Transfers – Snow & Ice to Highway Maintenance by Moore

WHEREAS, the Director of Public Works has a need to transfer funds from the Snow & Ice account to the Highway Maintenance account, and

WHEREAS, there is sufficient funding in the 2016 budget in the Snow & Ice account, and

WHEREAS, the Town Board desires to have an up to date budget in relation to current income and expenditures,

NOW, BE IT RESOLVED that the following 2016 budget transfers be approved:

<table>
<thead>
<tr>
<th>From</th>
<th>Amount</th>
<th>To</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA0-5140-0004-4101</td>
<td>$55,000</td>
<td>DA0-5110-0004-4102</td>
<td>$55,000</td>
</tr>
<tr>
<td>Snow &amp; Ice - Fuel</td>
<td></td>
<td>Highway Maintenance- Oil/Stone</td>
<td></td>
</tr>
</tbody>
</table>

Moved: Moore  
Seconded: Metzler

Vote:  
Kohl  Aye  
Metzler  Aye  
Quinn  Aye  
LaFountain  Aye  
Moore  Aye

Adopted

#16T-190  Setting Public Hearing on 2017 Preliminary and Special Districts Budget by Moore

BE IT RESOLVED, that a Public Hearing on the proposed Town of Penfield 2017 Preliminary Budget and the 2017 Special Districts Budget be held on Wednesday, October 5th 2016 at 7:00 PM at the Penfield Town Hall, and that all persons wishing to be heard be given an opportunity at that time, and

BE IT FURTHER RESOLVED, that the Town Clerk cause a notice of the Public Hearing to be published in the official newspaper at least ten days prior to the hearing, and

BE IT FURTHER RESOLVED that the legal notice shall also list a summary of the 2017 Budget as required by Law, and contain a statement that a copy of the Preliminary Budget is available at the office of the Town Clerk, where any interested person may inspect it during office hours on or after September 7th 2016. A copy of the 2017 Preliminary Budget is also available in the Finance Department at the Town Hall located at 3100 Atlantic Avenue and the Public Library at 1985 Baird Road as well as on line @penfield.org.
(Resolution #16T-190 – Continued)

Moved: Moore
Seconded: Kohl

Vote: Kohl Aye LaFountain Aye
       Metzler Aye Moore Aye
       Quinn Aye

Adopted

#16T-191 Walpen LLC C/O Walgreens Eastern Co., Inc. Tax Certiorari

WHEREAS, WALPEN LLC C/O WALGREENS EASTERN CO., INC., heretofore
commenced proceedings against the Assessor and the Board of Assessment
Review and other respondents for a review of the Assessment for the
years 2015/2016 and 2016/2017, for the premises located at 1659 Penfield
Road, (Tax Map Number 138.08-1-38.1); located within the Town of
Penfield, and

WHEREAS, after negotiations between the Attorney for the Town and the
Attorneys for the Petitioner, a tentative agreement has been reached
between all parties on the terms of a proposed settlement subject to the
approval of the Town Board and to the approval of the Supreme Court of
the State of New York, which terms of settlement are set forth in the
stipulations on file in the Office of the Town Assessor, and

WHEREAS, upon due consideration of all facts and circumstances, the Town
Board finds that the proposed compromise and settlement is fair and
reasonable and should be approved.

THEREFORE, BE IT RESOLVED, that the proposed settlement of the Tax
Certiorari proceedings brought by WALPEN LLC C/O WALGREENS EASTERN CO.,
INC., for the years, 2015/2016 and 2016/2017, and hereby are approved.

BE IT FURTHER RESOLVED, that the Attorney representing the Town be and
hereby is directed to make application to the Supreme Court of the State
of New York for approval of such settlement and that upon obtaining such
approval, the Assessor of the Town of Penfield be and he hereby is
directed to make the necessary adjustments in the Assessment Rolls for
the Town of Penfield to reflect the terms of such settlement.

Moved: Moore
Seconded: Quinn

Vote: Kohl Aye LaFountain Aye
       Metzler Aye Moore Aye
       Quinn Aye

Adopted

Public Works - None

Public Safety - None

Community Services - None

Old Business - None

New Business - None

Public Participation - None

Adjournment

Supervisor LaFountain moved to adjourn the meeting at 8:14 PM.

Amy Steklof, RMC/CMC
Town Clerk
State Environmental Quality Review Act (SEQRA)

FINAL SCOPING DOCUMENT

Town of Penfield Mixed Use Zoning District
and Mixed Use Development Manual

Town of Penfield, Monroe County, New York

Lead Agency/Project Sponsor:
Penfield Town Board

INTRODUCTION

The purpose of the Scoping Document is to define the environmental issues that will be assessed in the Draft General Environmental Impact Statement (DGEIS). The Scoping Document is intended to serve as the foundation for the identification of all potentially significant adverse impacts pertinent to the proposed action and appropriate mitigation measures. It is also intended to eliminate consideration of any impacts that are trivial or non-significant.

DESCRIPTION OF THE PROPOSED ACTION

Pursuant to the SEQRA and its implementing regulations the proposed action to consider amendments to the Official Zoning Ordinance and Zoning Map including the creation of a new Mixed Use Zoning District and rezone 3660-3668 Village Center from Rural Residential 1 (RR-1) Rural Agricultural 2 (RA-2) and Limited Business (LB) to Mixed Use and accepting the Mixed Use Development Manual, was classified as a Type I action. Pursuant to the SEQRA Type I action requirements, a coordinated review was required, and on July 13, 2016 the Town Board accepted its role as the lead agency. Subsequently, on July 20, 2016 the Town Board was declared lead agency by resolution. On July 20, 2016 the Town Board, acting as lead agency issued a positive declaration and therefore required the preparation of a Draft Generic Environmental Impact Statement.

The DGEIS will address the potential environmental impacts of a number of related actions. The SEQRA requires that actions with related impacts be considered in a single environmental impact statement, even though the actions may be undertaken by different agencies or entities.

The Town of Penfield completed its most recent Comprehensive Plan in 2010. During the public participation component of the planning process, participants emphasized the need for residential options beyond the single-family residences now widely available throughout the town. Mixed use was identified as an option offering a variety of residential development styles blended with community use and neighborhood commercial. Throughout the planning process residents "enchanted" that a new zoning district was needed to provide the community with diverse housing options, promote walkability, connectivity, strong sense of community, and a varied tax base to support economic base.

TOWN OF PENFIELD MIXED USE DISTRICT
The Town of Penfield Town Board (the "Project Sponsor and Lead Agency") is proposing a mixed used zoning district based on a recommendation from the 2012 Comprehensive Plan Update that encompasses a portion of Fairport Nine Mile Point Road, also referred to as NY5 Route 530. Establishment of the mixed use zoning district will be achieved by rezoning approximately 360 acres (54 parcels) of land that is currently zoned Limited Business (L8), Rural Agricultural 2 (RA-2) and Rural Residential 1 (RR-1) along the Route 530 Corridor. The goal of the mixed use zoning district is to promote smart growth initiatives to foster a more sustainable mixed use and pedestrian oriented development pattern in a designated area of the Town of Penfield. The new district is anticipated to be more sustainable in terms of reducing the development footprint, more effective use of costly infrastructure, reducing costs associated with energy use and transportation, and increasing access amenities. In addition to the mixed use district, the Town has developed a mixed use development manual, which is geared to be the governing reference manual for code requirements relating to mixed used development.

Pursuant to the SEQRA, the Project Sponsor will oversee the preparation of the DGBS to evaluate the cumulative impacts of future development in the mixed use study area and to identify appropriate mitigation to ensure orderly and equitable growth. Ultimately the DGBS and FGDS are the product of the Town Board as Lead Agency. In addition, the Town Board will include an analysis of the impacts for other approvals that may be required that pertain to the project, such as an infrastructure or roadway design component within the project. The DGBS will therefore assess the potential environmental impacts associated with respect to the following actions:

A. The Town Board’s consideration to approve the proposed amendments to the Official Zoning Ordinance and Zoning Map, including the creation of a new Mixed Use Zoning District and rezoning 360 acres and acquiring the Mixed Use Development Manual, the DGBS will describe how the proposed legislative changes would affect parcels of a qualifying size throughout the various zoning districts of the Town. The detailed language and requirements of the proposed changes will be assessed.

B. The Town Board’s consideration to approve the recommendation from the Mixed Use Development Committee for a rezoning of the L8, RA-2 and RR-1 Districts to a Mixed Use zoning district that would include three development zones within the above mentioned acreage as follows:
   - Zone A – High Density Core Mixed Use
   - Zone B – Residential Mixed Use
   - Zone C – Low Density Mixed Use

C. Water demand and supply, sewage demand and treatment capacity, and construction of the pipelines will be assessed for the consideration of the Department of Health, MOWA and NYSDOE. In addition, the roadway network will be examined to determine capacity issues for a full build-out of the mixed use district.

D. There are also a number of agencies that may be affected by future decisions supported by or based upon the Comprehensive Plan. Those agencies have been requested to participate in the public review of the DGBS, so that all potential concerns and issues can be properly addressed. For the purposes of this DGBS, those agencies are considered Interested Agencies.

TOWN OF PENFIELD MIXED USE DISTRICT
PROJECT LOCATION
The DGSB will address the proposed actions in the geographical regions where they would apply. The proposed zoning would apply to the R-1, R-2, and LB zoning districts in the Town, which encompasses approximately 400 acres of vacant land, which 200 are currently for sale or are available for development.

The property involved in the Project Sponsor’s rezoning proposal and process to develop the mixed use zoning district is centered along a portion of Fairport Nine Mile Point Road (Pke. 258) between one-half mile (0.5 mile) north of Whalen Road, near the Eastside YMCA property, and continuing north to the intersection of Penfield Center Road. The properties are contiguous lots and are shown on the Town of Penfield Tax Maps as the parcels identified on the attached Schedule A and Schedule B.
GENERAL GUIDELINES FOR THE DGCIS

The Project Sponsor will closely examine the SEQRA regulations for direction on the required content of a DGCIS. Specifically, the impact statement will comply with the provisions of 6 NYCRR 617.9(b).

The DGCIS will assemble relevant and material facts, evaluate reasonable alternatives, and be analytical but not encyclopedic. It will also be clear and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, referenced in the DGCIS and included in an appendix. Narrative discussions will be accompanied, where appropriate by illustrative tables, charts, graphs, and figures.

Maps and illustrations are to be included with the DGCIS as an appendix and reduced copies of pertinent drawings, such as sewer and water infrastructure maps shall be included in the text of the DGCIS. Any proposed schematics will remain at a conceptual design level of detail.

The DGCIS will be written in the third person without use of the terms i.e., we, and our. All assertions will be supported by evidence. Opinions that are unsupported by evidence will be kept to a minimum and will be identified as such. Footnotes will be used as the form of citing references.

The DGCIS may incorporate by reference. In accordance with 6 NYCRR 617.9(b)(7), all or portions of other documents that contain information relevant to the subject DGCIS. Such documents will only be referenced if they are readily available at the Town of Penfield Town Hall and online.

DGCIS SCOPE AND CONTENT

1. EXECUTIVE SUMMARY

The Executive Summary will consist of a brief but precise summary of the DGCIS which adequately and accurately summarizes the document. The Summary may employ the use of tables, lists, and other appropriate measures to summarize the DGCIS. The following will be included:

1.1 DGCIS Cover Sheet: Listing title of action, DGCIS identification, project location (street, town, county, State), names, addresses, contact persons, telephone numbers of lead agency, project consultants, and relevant dates (i.e., date of submission, date of acceptance by lead agency, date and time of public hearing, final date for acceptance of comments)

1.2 DGCIS Table of Contents: Including a table of contents and a listing of all appendices, tables, figures, maps, charts, and any items that may be submitted under a separate cover (and identified as such). All pertinent SEQRA documentation will be included as appendices to the DGCIS including, but not limited to, the Initial Environmental Assessment Form, Preliminary Declaration/Circulation Notice, Final Scoping Document, and technical data from involved and interested agencies. All correspondence relating to issues addressed in the DGCIS, and technical studies and reports prepared in support of the DGCIS will also be included in the appendices.

1.3 Description of the Proposed Action: A description of the proposed legislative actions by the Town Board, including summaries of the proposed zoning text changes, rezoning,
1.4 Purpose Need and Public Benefit: The purpose or objective of the proposed action will be described as well as the public need for and public benefit(s) from implementation of the proposed actions. The historical background of the Town’s Comprehensive Plan and the most recent 2016 Comprehensive Plan Update supporting the mixed use zoning district will be summarized and included in this action. The proposed actions will be fully described as well as the process by which the Town would adopt the zoning changes and mixed use zoning ordinance. The potential impact of the 50 +/- acres mixed use district will be analyzed on a townwide basis. A discussion of the social benefits of the project will be included. A discussion of the economic costs and benefits of the rezoning of the parcel, adoption of the mixed use ordinance and other applicable components will also be included.

1.5 Potential Significant Impacts: A summary of the potential impacts of the proposed action is listed below:

- Change of land use
- Reasoning of 50 +/- acres of land to a new Mixed Use District
- Soils, topography and geology
- Surface water resources and stormwater management practices
- Vegetation and fauna (Agricultural District)
- Cultural resources
- Visual
- Transportation and circulation
- Police, fire, and emergency medical services
- School district services (Approximately 298 of the 500 acres in the Webster Central School District)
- Utilities (sanitary sewer and water)
- Recreation and open space resources
- Adverse unavoidable significant environmental impacts if project is implemented
- Irreversible and ineluctable commitment of resources
- Growth inducing aspects and community character

1.6 Mitigation Measures: A summary of the measures to be undertaken to mitigate potential impacts will be discussed.

1.7 Project Alternatives Considered: A comparative assessment of the beneficial and adverse impacts of the alternatives, relative to each major topical impact issue identified in the final Scoping Document, will be provided in tabular format. (See Chapter 3: Alternatives)

1.8 Required Approvals: An identification of the various approvals and permits needed to implement the proposed action (e.g. Federal, State, and Local) will be enumerated.

1.9 List of Involved Agencies: The Penfield Town Board and the Genesee Transportation Council have been identified as Involved Agencies for the proposed rezoning action. (See page 8)

1.10 List of Interested Agencies: A complete listing of all Interested Agencies and their addresses.
and their role in the review of the actions will be provided. (See page 3 for listing)

1.11 Copy of the Adopted Final Score

2 ALTERNATIVES

Multiple design alternatives to the proposed action that are feasible and consistent with the objectives and philosophy of the Town’s Comprehensive Plan will be described and evaluated. Alternatives to be considered will contain the following subsections:

No Build: No Action or Adoption of the Mixed Use District/Ordinance

The "No Action" alternative as required under 6 NYCRR 617.5.a.5 will include an evaluation of the potential adverse and beneficial impacts that would result in the reasonable, foreseeable future if the proposed action was not undertaken.

Building Alternatives

1) Development in Accordance with Existing Zoning and Land Use Regulations

This section will include an evaluation of developing the full proposed study area in accordance with the existing zoning districts and land use regulations.

2) Maximum Development Scenario:

An evaluation of the potential adverse and beneficial impacts that would result in the reasonable, foreseeable future if the proposed action were developed in a maximum build-out scenario (most intensive use) under the proposed Mixed Use zoning district. The development scenario will factor in criteria of the proposed Mixed Use Zoning Ordinance that was derived from the Mixed Use Development Manual.
3 PUBLIC PARTICIPATION

3.1 INTRODUCTION

This subsection of the DGES will introduce and summarize its content, it will outline the project vision, various public meetings held by the Project Sponsor, the Sponsor’s public outreach, the scoping process, and summary of comments received throughout the participation process.

3.2 PROJECT VISION

This subsection of the DGES will describe the overall vision of the project to be a vibrant and sustainable mixed-use neighborhood zoning district, while reinforcing the vision and policies set forth in the 2010 Comprehensive Plan. The project vision will reinforce the Town’s motto “Town of Planned Progress.”

3.3 PROJECT WEBSITE

The subsection of the DGES will describe the website of the project and how it is a repository of all project documents and presentations for the public to access. Comments will be submitted via email, fax, letter mail, and an electronic comment submission form on the Town’s website.


3.4 PUBLIC INVOLVEMENT AND OUTREACH

This subsection of the DGES will outline the Project Sponsor’s efforts to provide transparency and various methods of outreach.

3.5 PUBLIC SCOPE PROCESS

The Town Board, as Lead Agency/Project Sponsor, reviewed a Draft Scoping Document on July 12, 2016. On July 20, 2016 the Board accepted the Draft Scoping Document, which was made available to the public on the project website, and opened a minimum 30-day comment period. The Draft Scoping Document was provided to Involved and Interested Agencies for review.

A public comment period was held open from July 21, 2016 to August 20, 2016. A subsequent meeting was held by the Town Board on August 24, 2016 where it reviewed the submitted comments with issues pertaining to the Scoping Document. The Board accepted the Final Scoping Document by a resolution vote on September 7, 2016. The Final Scoping Document will be provided to the Genesee Transportation Council as an Involved Agency and it will be made available on the project website.

Issues raised during scoping, including those determined by the Town Board to be not relevant or not environmentally significant or that have been adequately addressed in this document, if any, are set forth in the matrix, which is attached hereto and made a part hereof as “Schedule C.”

3.6 DGES PUBLIC COMMENT PERIOD

This subsection of the DGES will describe the Project Sponsor’s efforts to continue public involvement in the Project’s SEQRA and approval process.
After the Lead Agency determines that the Draft Generic Environmental Impact Statement (DGES) is complete for public review, a Notice of Completion for the DGES will be distributed by the Lead Agency in accordance with SEQR requirements and published in the Environmental Notice Bulletin (ENB). Copies of the DGES will be made available pursuant to 6 NYCRR 617.12(b) and placed on the Project Sponsor’s website. A Public Hearing will be held to solicit comments on the DGES and the proposed project, and a minimum 30-day long public comment period will be initiated to receive written comments in addition to oral input of the comments received at the Public Hearing. Following the close of the comment period, all substantive comments and Lead Agency responses received will be evaluated and incorporated into the Final GES for the proposed project, including all necessary revisions, additions, and clarifications to the document as well as a categorical response to the received comments. Non-substantive comments will be listed and with a statement will be provided as to why they have not been included in the Final GES.

4 ENVIRONMENTAL SETTING AND POTENTIAL ENVIRONMENTAL IMPACTS

This section of the document will describe the existing environmental conditions on the site and any offsite areas where there may be significant adverse impacts caused by the proposed project. Sufficient detail will be provided so that reviewers are able to gain an understanding of current conditions and the context in which potential impacts will be assessed. The following issues are to be addressed in the DGES. For each issue, existing site conditions are to be defined, potential impacts of the proposed action are to be identified and described, and mitigation measures designed to avoid, minimize, or offset potential impacts are to be proposed. The methodology and standards used to quantify projected impacts are to be described.

Impacts will be hard to quantify, since no development is being proposed, but rather the zoning of land to increase higher density. With this being said, multiple design alternatives to the proposed rezoning that are feasible and consistent with the objectives and philosophy of the Town’s Comprehensive Plan. This section will examine the following alternatives: 1) No Build Alternatives; 2) Build Alternatives. (See Chapter 2: Alternatives)

4.1 LAND USE

4.1.1 Existing Land Use

A discussion of the Town of Penfield’s adopted Comprehensive Plans. Discussion of the existing and proposed land uses of the subject property and the surrounding neighborhood including adjacent properties; discussion of the existing surrounding community character of the residential neighborhood and the relationship between the subject property and adjacent land uses.

4.1.2 Potential Impacts to Land Use

A discussion of any applicable potential impacts resulting from the proposed zoning change and land development in light of the adopted Comprehensive Plan, Mixed Use Development Manual, and other land use plans and surrounding development context. A comparison of conventional zoning and mixed use zoning will be included, including a discussion of the manner in which, mixed use zoning provides higher densities than conventional land uses practiced. Discussion of the zoning and comprehensive plan should include discussion of whether the proposed action would have any secondary impacts of encouraging or facilitating other mixed use zoning districts. The proposed project will be discussed in relation to the updated Comprehensive Plan and Mixed Use Development Manual. Discussion of the compatibility of the proposed project with the surrounding neighborhood and land uses, including a qualitative impact assessment of the
4.1.3 Land Use Mitigation Measures

A discussion of any applicable and appropriate mitigation measures will be included in the DGEIS.

4.2 ZONING ISSUES

4.2.1 Existing and Proposed Zoning

A discussion of the rezoning process will be provided. Existing and proposed zoning of the subject property and the surrounding neighborhood. The permitted uses and development of the site within the Rural Residential (RR-1), Rural Agricultural (RA-2) and Limited Business (LB) Districts; discussion of compliance with relevant zoning requirements as set forth in the Town of Irondequoit Zoning Ordinance. This discussion will include discussion of any amendments, modifications, waivers, and/or variances of such standards, whether applied for by the project sponsor or initiated directly by the Town, or requested by others.

4.2.2 Potential Impacts of Zoning

A discussion of potential impacts of proposed change in zoning and project development. The proposed change in zoning density from the current zoning in the Rural Residential (RR-1), Rural Agricultural (RA-2) and Limited Business (LB) Districts to a Mixed Use Zoning District will be assessed, including potential secondary or long-term impacts such as considering other such rezoning and mixed use districts. Impacts of the Town's proposed amendments relating to Mixed Use Zoning and Design Criteria will be assessed at they would affect the project site. Potential impacts of these laws based upon their applicability to other parcels meeting the minimum thresholds outlined in the proposed laws will also be addressed.

- **No Build Alternative**: This subsection of the DGEIS will describe a no build condition of zoning.
- **Build Alternatives**: This subsection of the DGEIS will describe build alternatives to zoning. (See Chapter 2: Alternatives)

4.2.3 Zoning Mitigation Measures

A discussion of any applicable and appropriate mitigation measures will be included in the DGEIS.

4.3 SOILS, TOPOGRAPHY AND GEOLOGY

4.3.1 Existing Soils, Topography and Geologic Conditions

Identification and evaluation of hydric and non-hydric soils on site according to the Monroe County Soil Survey. Identification of the permeability, erosion hazards, and depth to bedrock associated with each soil type; a plan depicting the location and extent of each soil type, relative to...
to the project location. Description of soils that will be disturbed by the proposed mixed-use district, table of soils and identifying the construction limitations, permeability, and seasonal high water table for each soil; identification of slopes ranging from 0 to 18%, any slopes greater than 18%, based on topographic data generated from aerial photographs with appropriate ground control to ensure accuracy; topographic survey based on a two foot contour from existing LiDAR mapping will be prepared, and this source will be identified. Slope descriptions will include a listing of these slopes as a percentage for the total site area (pre- and post-development). Depth to bedrock will be identified based on available mapping. Constraints imposed by hydrology, geology and topographic conditions, will be evaluated, including limitations of and suitability for construction of structures, easements, plantings, and stormwater control structures. Maps and graphic details will be provided to supplement the DGBS narrative evaluation. Existing sources of information for subsurface conditions and construction data will be evaluated to establish whether blasting may be required to implement the project.

4.3.2 Potential Soils, Topographic and Geologic Impacts

This section of the DGBS will introduce and summarize existing conditions, and the potential impacts within the site and around it from developing the land. Grading associated with the no build and build alternatives will be discussed in order to evaluate soil, topographic and geologic impacts, while showing an approximate limit of the project’s disturbance. Conceptual roadway design will be provided including typical roadway widths, composition and alignment.

Also included will be potential impacts on surface waters, resulting from disturbance of soils slopes, and analysis identifying the amount of disturbance within each slope category; potential soil erosion impacts; preferred methods of construction, the effects of construction on soils, and techniques to lessen erosion and to prevent sediment from migrating off-site and into adjacent waterbodies.

- No Build Alternative: This subsection of the DGBS will describe a no-build condition of relevant to natural features.
- Build Alternatives: This subsection of the DGBS will describe build alternatives to the use of natural features of the land.

(See Chapter 2. Alternatives)

4.3.3 Mitigation Measures for Soils, Topographic, and Geologic Impacts

The section of the DGBS will describe measures that will be taken to mitigate potential impacts. Future development of new areas will be primarily located in areas with slopes less than 18%. Mitigation will include converting natural features, such as creeks, slopes, wetlands and natural water features. The slope grades of all cut and fill areas will be set to minimize the potential for future erosion. Finally, this section will discuss physical measures to avoid or minimize stream impacts, including proposed grading details, stream bank stabilization, and erosion control measures such as seeding and mulching of disturbed areas along or within drainage swales and stream banks.

Discussion of sedimentation and erosion control measures in accordance with the New York State Department of Environmental Conservation’s SEDS General Permit’s Stormwater Management Design Manual (2015) and “Blue Book” will be implemented during all construction phases. The site description includes construction methods and Erosion Management Practices that will be employed, including an evaluation of their effectiveness to mitigate impacts.

TOWN OF PENFIELD MIXED USE DISTRICT
4.4 SURFACE WATER RESOURCES

4.4.1 Existing Surface Water Conditions

Describe pre-development conditions including watershed mapping, hydrologic characteristics of watersheds, drainage patterns, identification and classification of on-site and off-site streams, and wetlands and the streams they are tributary to, existing stormwater patterns for 1, 10, and 100 year storms, using site-specific runoff coefficients, identification of any mapped FEMA delineated floodplains, discussion of streamwater quality, and natural features identified in the Environmental Protection Overlay District (EPOD).

A consultation will be held with NYDEC and US Army Corps of Engineers concerning regulatory status of all streams, stream buffers, federal and state wetlands that may be impacted by future development of the mixed use district. This section will describe pre-development conditions including on-site and off-site watershed mapping, hydrologic characteristics of the watershed, and drainage patterns. It will also describe and quantify the amount of additional impervious surfaces that will likely be created based on different build-out scenarios.

The DDBS will demonstrate that the boundary of all federal jurisdicational wetlands and watercourses on site have been delineated and flagged in accordance with the methodology provided in the 1987 Army Corps of Engineers Wetlands Delineation Manual; a wetlands delineation report will be submitted. Each wetland will be described in the DDBS as to its vegetative composition and supporting hydrology.

4.4.2 Potential Surface Water Impacts

Describe potential post-development conditions based on the design alternatives, including watershed mapping, stormwater quality, runoff, and peak discharge rates for the 1, 2, 5, 10, and 25 year storms, and peak discharge rates for the 100 year storm. The following references will be consulted and incorporated into the evaluation where appropriate: the NYDEC manual "Reducing the Impacts of Stormwater Runoff from New Development, April 1992." The guidelines in the NYDEC Technical Operation and Guidance Series Document (T1.9) "Stormwater Management Guidelines for New Development," New York Guidelines for Urban Drainage and Sediment Control, NYDES standards: potential impacts (if any) to floodplains due to regrading. Potential impacts to the on-site pond from construction of the project will be discussed.

- No Build Alternative: This subsection of the DDBS will describe a no build condition of surface waters.
- Build Alternatives: This subsection of the DDBS will describe build alternatives in relationship to surface waters.

(See Chapter 5: Alternatives)

4.4.3 Mitigation Measures for Surface Water Impacts

Discussion of Stormwater Quality and Management Plan; compliance with NYDEC Phase II Stormwater Regulations and Municipal Separate Storm Sewer Systems (MS4) Regulations will be discussed; discussion of Sedimentation and Erosion Control Plan; discussion of any applicable wetland Mitigation Plan; discussion of any applicable stream Mitigation Plan; and a discussion of construction practices and mitigation of impacts. Discussion of mitigation to significant impacts to municipal well-head protection areas and mitigation of significant impacts to associated aquifers.
4.5 VEGETATION AND FAUNA

4.5.1 Existing Vegetative and Faunal Conditions

Existing vegetation communities and wildlife habitats on the site will be defined as to location, extent, coverage, dominant species, composition, and slope with emphasis given to those areas proposed for development. The extent of each vegetative community and habitat is to be illustrated on a plan of the site. A consultation will be held with NYSDEN and the US Fish and Wildlife Service concerning existing databases and files regarding plant and animal species and wildlife habitats relative to the project site.

The Natural Heritage Program (NHP) can determine the presence of Endangered, Threatened, or Rare (ETR) species existing on the site and within the vicinity of the site, based on NYSDEN Natural Heritage Program File data; identification of potential habitat for identified ETR species; review of NYSDEN Natural Heritage Program file and a review of U.S. Fish and Wildlife Service database. Potential requirements of more specific taxa identification and clearing limits as part of the plan/permit review to maximize retention of existing vegetation. Based on the characterization of habitats and a review of the basic habitat requirements and ranges of wildlife species defined in published sources, a list of amphibian, reptilian, avian, and mammal species for which potential habitat that exists on the site will be developed and presented in the DGET.

4.5.2 Potential Vegetative and Faunal Impacts

This section will discuss the potential impacts to plant and wildlife habitat associated with the project site, particularly with regard to the removal of some planted and natural areas for different design areas. Comparisons will be made between existing conditions, impacts of all the design alternatives on existing, and mitigation of such impacts. Discussion will include a comparison of conventional and mixed use design development as to areas of disturbance. Potential impacts to identified ETR species will be described.

- No Build Alternative: This subsection of the DGET will describe a no build condition of vegetation and fauna.
- Build Alternatives: This subsection of the DGET will describe build alternatives in relationship to vegetation and fauna.

(See chapter 5, Alternatives)

4.5.3 Vegetative and Faunal Mitigation Measures

A discussion of applicable mitigation measures identified as necessary or required by NYSDEN and US Fish and Wildlife Service based on the list of ETR species will be provided. Mitigation measures may include, but shall not be limited to, preservation of habitat.

4.6 CULTURAL RESOURCES

4.6.1 Existing Cultural Resources Conditions

Examination of existing cultural resources to determine the potential for historic and prehistoric activity on the site; a Stage IIA Cultural Resource Survey will be completed for the entire site.
4.6.2 Potential Cultural Resources Impacts

Potential impacts as a result of development within or adjacent to culturally sensitive areas identified in the Nagra IA Cultural Resources Survey. Potential impacts will consider any areas proposed for development that were not previously disturbed, steeply sloped, or in waterand or buffer zones.

- No Build Alternative This subsection of the DGBS will describe a no build condition on historic and archaeological resources.
- Build Alternatives This subsection of the DGBS will describe build alternatives in relationship to impacted historic and archaeological resources.
  (See Chapter 1: Alternatives)

4.6.3 Cultural Resources Mitigation Measures

A discussion of additional study or mitigation measures as needed or required by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP or SHPO). Such study need not be completed prior to the adoption of SEQRRA findings if it can be documented that potential impacts will be avoided or mitigated prior to disturbance of sensitive features.

4.7 VISUAL

4.7.1 Existing Visual Conditions

Identification of existing conditions and visual character of the project site. Use narrative text and photographs to describe the visual character of the neighborhood area and the visual relationship between the project site and the surrounding area.

4.7.2 Potential Visual Impacts

This section will address the existing conditions and proposed in relationship to the impact upon area visuals. It will describe project components that may result in a change in the views from critical vantage points, including building sizes, material, height, and roof lines. Based on the proposed zoning regulations pertaining to the mixed use zoning district outlined in the Mixed Use Development Manual, it is not anticipated that a visual impact analysis of the project will be necessary.

- No Build Alternative This subsection of the DGBS will describe a no build condition on aesthetic and visual resources.
- Build Alternatives This subsection of the DGBS will describe build alternatives in relationship to impacted areas of aesthetic and visual resources.
  (See Chapter 1: Alternatives)

4.7.3 Visual Mitigation Measures

As necessary or recommended based on the results of field observations. Visual impact analysis will not be necessary mitigation measure. Part 2 of the Long Form SAF addresses impacts to aesthetic resources. The existing topography will be discussed as it relates how architecture will incorporate a stepped-back building design as shown in the Mixed Use Development Manual.
4.8 TRANSPORTATION AND CIRCULATION

4.8.1 Existing Transportation Conditions

A preliminary transportation analysis to address existing and transportation conditions will be discussed. The transportation analysis in the DORB will include additional examination which will form the basis of discussion of this section of the DORB. It will assembly and review available traffic data from NYSDOT, Monroe County, and the Town of Penfield. It will also describe the existing roadway system in proximity to the study area, including the number of lanes, roadway conditions, traffic counts, traffic control, and signal timing. The description will also include existing pedestrian, transit, bicycle, emergency, and ADA access in proximity to the study area. It will also describe the type of roadway network that would be proposed for the Mixed Use Zoning District that is outlined in the Mixed Use Development Manual.

The regional and local roadway network is to be inventoried and qualitatively described. In order to confirm existing traffic conditions in the vicinity of the study area, previous traffic counts and analyses within the past three (3) years will be incorporated, outlining the weekday AM and PM peak hours for the roadways and intersections listed below:

- Penfield Center Road
- Penfield Nine Mile Point Road (NYS Route 280)
- Atlantic Avenue (280)
- Swift Corners Road
- Jackson Road
- Jackson Road Extension
- Whalen Road

4.8.2 Potential Traffic and Circulation Impacts

The proposed increase in density from the mixed use zoning district may have moderate impacts to the surrounding neighborhoods and roadway network, especially for that of Penfield Center Road, Penfield Nine Mile Point Road, Atlantic Avenue, and Swift Corners Road. The study area is in close proximity to residential neighborhoods, which will be impacted by increased traffic volume. The study area's proximity to major thoroughfares makes it well-suited for alternative modes of transportation (e.g., walking, biking, carpooling, and mass transit), however, the potential impact on the area will need careful study to determine the magnitude of the impacts and the most effective mitigations.

Utilizing data published by the Institute of Transportation Engineers (ITE) estimates of traffic anticipated to be generated by the proposed development will be estimated. The peak hour, weekend, and seasonal traffic will be assessed. Furthermore, the proposed impact will be discussed in relation to the Route 280 Corridor Land Use Analysis and the Route 280 Corridor Transportation Study, as well as the Bicycle Facilities Master Plan and the conditions on area roadways.

- No Build Alternative This subsection of the DORB will describe a no build condition on transportation and circulation.
- Build Alternatives This subsection of the DORB will describe build alternatives in relationship to impacted areas of transportation and circulation.

(See Chapter 2: Alternatives)

TOWN OF PENFIELD MIXED USE DISTRICT
4.8.3 Traffic Mitigation and Circulation Measures

Traffic mitigation measures will be in accordance with the preliminary transportation analyses including a discussion of applicable mitigation measures; roadway improvements (as needed); discussion of potential access points relative to traffic safety, potential emergency access points; discussion of construction traffic and construction vehicle entrances; and potential "sharing" of construction vehicles; and a discussion of potential emergency access. Potential access for senior residents to mass transportation will also be discussed.

It should be noted that mixed use developments are designed to reduce car use, traffic congestion, and parking. Mixed use developments can help minimize demand for vehicle use by encouraging more internal trips and promoting walkability and alternative forms of transportation. Successful mixed use districts feature interconnected streets laid out as a grid or modified grid. This type of street system moves traffic equitably among all streets, gives drivers alternative routes to reach their destinations, and establishes a sense of community by allowing all streets to lead to community focal points. Complete streets and streetscapes will be considered as design elements in the mixed use district.

4.9 POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

4.9.1 Existing Police, Fire, and Emergency Medical Services

Identify and discuss applicable County, State, and local staffing levels, station locations, and schedule of patrol activities in the project area. The area falls under the jurisdiction of the Monroe County Sheriff, the Penfield Fire District, and the Northeast Joint Fire District, and Penfield Volunteer Ambulance. Information will be based on personal communications with service providers and/or review and confirmation of pertinent literature. Discussion of current staffing, number and type of apparatus, average response time to the site, existing water supply, and capacity for the flow.

4.9.2 Potential Impact to Police, Fire, and Emergency Medical Services

Discussion of project's impact on local, county, and State police; fire; courts; and Emergency Medical Services, including personnel and equipment impacts. Discussion of potential impact on crime levels. Discussion of private on-site traffic circulation controls, security and coordination with local police department; discussion of emergency, police, and fire vehicle access to gated project site. Discussion of the ability of emergency vehicles to maneuver through project and safety provide emergency services, and the visibility of house numbers.

4.9.3 Police, Fire, and Emergency Medical Services Mitigation Measures

Discussion of any applicable and appropriate mitigation measures will be included in the DGEIS.

4.10 SCHOOL DISTRICT SERVICES

4.10.1 Existing School District Services

Description of existing school facilities serving the study area (elementary, middle-school, and high school), their capacity, and current enrollment data. Description of existing school transportation routes and pathways based on data to be supplied by the School District to the applicant. Discussion of relevant studies regarding School District capacity and enrollment trends, including a discussion of recent growth within the school district and the source of that growth from the various communities within the district.

TOWN OF PENFIELD MIXED USE DISTRICT
4.10.2 Potential Impacts to School District Services

An estimate of the number of public school children to be generated by the project will be estimated and included in the School District. Special attention will be given to the potential impacts associated with the project and an analysis of any impacts on school facilities, including building, grade level, and distribution of potential students. Anticipated tax revenues from the proposed project will also be discussed. Preparer will consult with officials on whether growth in District would impact potential split of School District. Analysis will include cumulative impact section addressing other large projects already under review within the District.

- No Build Alternative This subsection of the DGES will describe a no build condition on school district services.
- Build Alternatives This subsection of the DGES will describe build alternatives in relationship to impacted areas of school district services.

(See Chapter 2. Alternatives)

4.10.3 Mitigation Measures for Impacts on School District Services

Discussion of any applicable and appropriate mitigation measures will be included in the DGES.

4.11 UTILITIES

4.11.1 Wastewater and Water

This section of the DGES will introduce and summarize the existing conditions of water supply, sanitary sewer, and storm sewer. It will describe the existing wastewater capacity and the municipal sewer district's capacity and constraints of the existing municipal sanitary sewer system. Sewer capacity studies prepared by Barton & Loguidice, P.C., will be utilized during the analysis.

A description of existing municipal water capacity and condition of existing infrastructure to be utilized by the project.

4.11.2 Potential Wastewater and Water Impacts

A Utility Capacity Analysis is required to determine any impacts to utilities. Impacts at this preliminary stage will be hard to quantify without conducting a full build-out analysis based on the density requirements set-forth in the mixed use zoning ordinance.

A discussion of potential wastewater and water impacts, including improvements to the conveyance system, and impacts and improvements to the treatment plant, and whether it could be expanded in the future, will be provided. A map of the existing sewer and potential sewer will be provided. Comparison of sewage impacts under No Build Alternative and Build Alternatives will be included.

- No Build Alternative This subsection of the DGES will describe a no build condition on water and wastewater services.
- Build Alternatives This subsection of the DGES will describe build alternatives in relationship to impacted areas of water and wastewater services.

(See Chapter 2. Alternatives)
4.11.3 Worksite and Water Mitigation Measures

Discussion of any applicable and appropriate mitigation measures will be included in the DGS.

4.12 RECREATION AND OPEN SPACE RESOURCES

4.12.1 Existing Recreation and Open Space Resources

Discussion of existing Parks and significant publicly accessible open space parcels within the Town. Discussion of Penfield’s Open Space Plan and Open Space Plan Update. Open Space Inventory will discuss the management of existing and future land use and open space issues including the management of natural buffers.

4.12.2 Potential Impacts to Recreation and Open Space Resources

Discussion of any potential impacts to existing Town Parks will be discussed in the DGS.

4.12.3 Mitigation Measures for Recreation and Open Space Resources Impacts

Open Spaces will be incorporated as part of this project, including conformance with the proposed Mixed Use Zoning District and the Mixed Use Development Manual.

5 ADVERSE UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS IF PROJECT IS IMPLEMENTED

A discussion of the adverse environmental impacts identified that can be expected to occur regardless of the mitigation measures proposed.

Short-Term Unavoidable Impacts

To evaluate the impacts of the foreseeable future, this section will identify and discuss any impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of such unavoidable impacts.

Long-Term Unavoidable Impacts

To evaluate the impacts of the prolonged life of the project, this section will identify and discuss any impacts that are likely to occur despite mitigation measures, and will compare the beneficial and adverse implications of such unavoidable impacts.

6 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This section of the DGS will provide a discussion of environmental resources that will be lost, converted, or made unavailable over the short and long term as a result of the proposed action. It will evaluate both the construction phase and the operating phase.

TOWN OF PENFIELD MIXED USE DISTRICT
7 GROWTH INDUCING ASPECTS AND COMMUNITY CHARACTER

The proposed project will impact the growth of the community as a whole. It differs in concentration and intensity of land use and can be expected to have impacts on the surrounding neighborhoods, and possibly other areas of the community. Impacts could include those related to changes in the flow of traffic (e.g., pedestrian, vehicular, and bicycle), concentration of need for public safety response, and utility capacity. The project may also have a visual impact to the community and surrounding neighborhoods.

The proposed action will result in increased population and density, and will create additional demand for public services, facilities, and infrastructure. This section will identify any growth-inducing aspects of the proposed project, including economic, population, and employment growth. It will describe the impact of the area near residential neighborhoods and the economic character of the community. This component will:

- Discuss the impact of the proposed development upon the character of the surrounding neighborhood.
- How the project will affect the existing neighborhood character with respect to visual impacts, demand for public services, historic structures, noise, traffic, drainage, and the environmental setting of the area.
- Explore how views from particular neighboring properties may be impacted by the proposed development.
- Identify options for passive and active recreational opportunities for the residents of the surrounding community and development.
- Identify amenities provided by the project for the community including restaurants, cafes, retail shops, open space network, circulation connections and office spaces.

8 THRESHOLDS FOR FUTURE ACTIONS

This Chapter sets forth conditions, criteria or thresholds to guide future site-specific actions that may be undertaken. This includes requirements for any subsequent SEQR compliance. This will include thresholds and criteria for supplemental environmental review to reflect specific significant impacts that were not adequately addressed or analyzed in the GES. For example, should a subsequent proposed action be carried out in conformance with the conditions and thresholds established in the GES, no further SEQR compliance would be required. Conversely, if a subsequent proposed action was not addressed or its components would exceed defined thresholds or criteria set forth in the GES, then the appropriate environmental review documentation would be required to comply with SEQR.
APPENDICES

- Correspondence (including all SEQR documentation as identified in 1.2 above).
- Stage II Cultural Resource Survey
- Traffic Impact Analysis/Study
- List of Endangered, Threatened, Rare and Species of Special Concern
- Public Comments submitted in writing
- A Bibliography of the major sources consulted (including any prior EIS’s available) will be provided.
Schedule A
Map of Proposed Mixed Use Zoning District Parcels
## Schedule B

### Properties to be included in the Mixed Use District

<table>
<thead>
<tr>
<th>#</th>
<th>Property Address</th>
<th>Current Zoning</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>110:05-1:24 3276 Atlantic Ave</td>
<td>RA-2 Rural Agricultural</td>
<td>0.9</td>
</tr>
<tr>
<td>2</td>
<td>110:05-1:58 3285 Atlantic Ave</td>
<td>RA-2 Rural Agricultural</td>
<td>10</td>
</tr>
<tr>
<td>3</td>
<td>110:05-1:25 3286 Atlantic Ave</td>
<td>RA-2 Rural Agricultural</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>110:06-1:22 3290 Atlantic Ave</td>
<td>LB-Limited Business</td>
<td>1.19</td>
</tr>
<tr>
<td>5</td>
<td>110:05-1:30 3293 Atlantic Ave</td>
<td>RA-2 Rural Agricultural</td>
<td>4.51</td>
</tr>
<tr>
<td>6</td>
<td>110:05-1:19.222 3304 Atlantic Ave</td>
<td>LB-Limited Business</td>
<td>5.41</td>
</tr>
<tr>
<td>7</td>
<td>110:05-1:40 3307 Atlantic Ave</td>
<td>RA-2 Rural Agricultural</td>
<td>0.83</td>
</tr>
<tr>
<td>8</td>
<td>110:05-1:18.21 3323 Atlantic Ave</td>
<td>LB-Limited Business</td>
<td>1.89</td>
</tr>
<tr>
<td>9</td>
<td>110:03-1:1 1506 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>0.07</td>
</tr>
<tr>
<td>10</td>
<td>110:03-1:4.1 1591 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>1.5</td>
</tr>
<tr>
<td>11</td>
<td>110:07-1:4.7.7 1600 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>27.11</td>
</tr>
<tr>
<td>12</td>
<td>110:05-1:4.2.222 1611 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>70.01</td>
</tr>
<tr>
<td>13</td>
<td>110:03-1:4.205 1615 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>22.06</td>
</tr>
<tr>
<td>14</td>
<td>110:03-1:12.5 1641 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>0.64</td>
</tr>
<tr>
<td>15</td>
<td>110:03-1:12.5 1657 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>34.14</td>
</tr>
<tr>
<td>16</td>
<td>110:03-1:20.201 1672 Fairport Nine Mile Point Road</td>
<td>LB-Limited Business</td>
<td>4.37</td>
</tr>
<tr>
<td>17</td>
<td>110:05-1:18.223 1678 Fairport Nine Mile Point Road</td>
<td>LB-Limited Business</td>
<td>1.5</td>
</tr>
<tr>
<td>18</td>
<td>110:05-1:1 1690 Fairport Nine Mile Point Road</td>
<td>LB-Limited Business</td>
<td>0.08</td>
</tr>
<tr>
<td>19</td>
<td>110:05-1:128 1726 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>1.7</td>
</tr>
<tr>
<td>20</td>
<td>110:03-1:38.1 1735 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>24.00</td>
</tr>
<tr>
<td>21</td>
<td>110:05-1:57 1736 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>0.45</td>
</tr>
<tr>
<td>22</td>
<td>110:05-1:59 1728 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>0.45</td>
</tr>
<tr>
<td>23</td>
<td>110:05-1:29 1730 Fairport Nine Mile Point Road</td>
<td>RA-4 Rural Agricultural</td>
<td>0.01</td>
</tr>
<tr>
<td>24</td>
<td>110:03-1:34 1746 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>1.0</td>
</tr>
<tr>
<td>25</td>
<td>110:02-1:32.2 1747 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>3.08</td>
</tr>
<tr>
<td>26</td>
<td>125:01-1:0 1740 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>5</td>
</tr>
<tr>
<td>27</td>
<td>110:05-1:32.5 1742 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>7.1</td>
</tr>
<tr>
<td>28</td>
<td>125:01-1:4.2 1742 Fairport Nine Mile Point Road</td>
<td>RA-4 Rural Agricultural</td>
<td>2.28</td>
</tr>
<tr>
<td>29</td>
<td>110:03-1:38.5 1745 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>2.02</td>
</tr>
<tr>
<td>30</td>
<td>125:01-1:9.1 1750 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>2.51</td>
</tr>
<tr>
<td>31</td>
<td>125.01-1:7.2 1750 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>2.59</td>
</tr>
<tr>
<td>32</td>
<td>125:01-1:11.13 1755 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>2</td>
</tr>
<tr>
<td>33</td>
<td>125:01-1:1.2 1756 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>0.59</td>
</tr>
<tr>
<td>34</td>
<td>125.01-1:1.1 1767 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>0.75</td>
</tr>
<tr>
<td>35</td>
<td>125:01-1:7.1 1768 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>5.01</td>
</tr>
<tr>
<td>36</td>
<td>125:01-1:4.14 1770 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>1</td>
</tr>
<tr>
<td>37</td>
<td>125:01-1:5 1778 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>0.58</td>
</tr>
<tr>
<td>38</td>
<td>125:01-1:5.2 1781 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>2.86</td>
</tr>
<tr>
<td>39</td>
<td>125.01-1:5.111 1787 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>15.07</td>
</tr>
<tr>
<td>40</td>
<td>125:01-1:33.11 1801 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>5</td>
</tr>
<tr>
<td>41</td>
<td>125.01-1:17.2 1810 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>19.87</td>
</tr>
<tr>
<td>42</td>
<td>125:01-1:25.1 1810 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>5</td>
</tr>
<tr>
<td>43</td>
<td>125:01-1:13.5 1827 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>6.38</td>
</tr>
<tr>
<td>44</td>
<td>125:01-1:34.13 1835 Fairport Nine Mile Point Road</td>
<td>RA-2 Rural Agricultural</td>
<td>6.82</td>
</tr>
<tr>
<td>45</td>
<td>125:01-1:34.12 1835 Fairport Nine Mile Point Road</td>
<td>RR-1 Rural Residential</td>
<td>41.01</td>
</tr>
</tbody>
</table>
## Mixed Use District - Schedule B

| 46  | 125.01-1-20.1 | 1836 Fairport Nine Mile Point Road | RA-2 - Rural Agricultural | 1.67 |
| 47  | 125.01-1-27.11 | 1832 Fairport Nine Mile Point Road | RR-1 - Rural Residential | 5.15 |
| 48  | 125.01-2-30  | 1856 Fairport Nine Mile Point Road | RR-1 - Rural Residential | 9.49 |
| 49  | 125.01-1-34.2 | 1857 Fairport Nine Mile Point Road | RR-1 - Rural Residential | 1.11 |
| 50  | 125.01-1-34.11 | 1858 Fairport Nine Mile Point Road | RR-1 - Rural Residential | 6.7 |
| 51  | 130.01-1-209  | 1255 Penfield Center Road | RA-2 - Rural Agricultural | 10.54 |
| 52  | 130.01-1-216  | 1256 Penfield Center Road | RA-2 - Rural Agricultural | 7.94 |
| 53  | 125.01-1-6   | 1260 Sweets Corners Road | RA-2 - Rural Agricultural | 6 |
| 54  | 125.01-1-34  | 1303 Sweets Corners Road | RA-2 - Rural Agricultural | 9.9 |
|     |                |                             | Total Acres                | 259.02 |
SCHEDULE C

Town of Penfield
Mixed Use Zoning District Project

Public Comments

As of August 20, 2016

Scope: these comments were applied to the Draft Scoping Document
Includes all public comments processed by the Planning Department to date
**SCHEDULE C**

**Explanation of the matrix:**

- **From:** Identifies the author or authors of the correspondence.
- **Date:** Identifies the date of the correspondence or the date received by the Town.
- **Comments:** Identifies the comments deemed important for discussion purposes.
- **Yes:** Identifies those comments that should be included in the final scoping outline, in some form.
- **No:** Identifies those comments that the Penfield Town Board, as lead agency, has determined are not appropriate for inclusion in the final scoping outline.
- **Already Included:** Identifies those comments that have already been included in the draft scoping outline or comments that were previously discussed in other correspondence or environmental reviews and do not need to be repeated.
- **Notes:** Clarification of specific comments or issues.

<table>
<thead>
<tr>
<th>No.</th>
<th>From</th>
<th>Date</th>
<th>Comments</th>
<th>Yes</th>
<th>No</th>
<th>Already Included</th>
<th>Notes</th>
</tr>
</thead>
</table>
| 1   | K. Gallagher | 04.30.16 | - Document was drafted and submitted to the Town Board prior to the development of the draft Scoping Document  
- Reference the need to incorporate comprehensive planning into this area | X   | X  |                  | - Document not reflect comments on the draft Scoping Outline or the DOER specifically. As part of the record, the comments will become more relevant as the DOER is processed, but most of the comments relate to specific in the manual that may be considered premature for discussion in the Scoping Document.  
- Route 250 Corridor planning study was a collaborative effort by stakeholders, Town Staff and Penfield residents. This area was targeted as a "Homestead" type potential, which fits in well with the vision for a mixed-use recommendation in the 2010 Comprehensive Plan. |
<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>W. Sallis</td>
<td>08.07.16</td>
<td>- Recommends incorporating a lowered speed limit along the section of NYS Rte. 250</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Speed limit was lowered in this area as a result of the review and approval process for the Eastside YMCA, from 35 MPH to 50 MPH.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- The Traffic Impact Analysis should also consider whether additional mitigation is warranted under this proposal</td>
</tr>
<tr>
<td>3</td>
<td>T. Ferguson, Monroe County Water Authority</td>
<td>08.10.16</td>
<td>- Refer to specific standards that the MCWA expects to be completed for development</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Prevue use to include into a final Scoping Outline</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Relevant to final design details</td>
</tr>
<tr>
<td>4</td>
<td>F. Finnburg</td>
<td>08.15.16</td>
<td>- Relate to potential chemical impacts associated with conversion of this mostly agricultural land to residential/commercial uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Agricultural lands utilize chemical substances directly onto or into the soil to retrieve maximum benefits of the crop planted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Residential lands utilize chemical applications to provide desired results to lawns and gardens</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>- Mixed use developments are more likely to identify potential impacts and mitigate those impacts through proper environmental reviews</td>
</tr>
</tbody>
</table>