

DRAFT

**Statement of Findings
Town of Wilton
Comprehensive Plan Update
and Generic Environmental Impact Statement (GEIS)**

Pursuant to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law and 6 NYCRR Part 617, the Town of Wilton, as lead agency, makes the following findings.

Name of Action:

Town of Wilton Comprehensive Plan Update and GEIS

Description of Action:

Adoption of the Town of Wilton Comprehensive Plan Update and GEIS by the Wilton Town Board

The Town of Wilton has undertaken the preparation of a comprehensive plan update and GEIS. The Town of Wilton has a Comprehensive Plan that was last updated in 2004. Since the adoption of the 2004 Comprehensive Plan, the Town has grown in a managed and deliberate manner by maintaining commitments to initiatives such as the Wilton Open Space, Recreation and Pathways Plan, the Exit 16 Ballard Road Corridor Study and by continuing partnerships with residents, businesses, developers and civic organizations. The Comprehensive Plan Update and GEIS (Plan and GEIS) maintains the direction set forth in the previous Plan and addresses new, emerging and potential issues resulting from the change and growth that has occurred over the last ten years. The Plan and GEIS establishes a vision, identifies the needs of the community, and presents an action program to effectively address these needs. It is the Town's objective to have a proactive, rather than reactive approach to these issues and set forth a plan that will benefit the Town and its residents over the long term.

Population growth and development within the Town of Wilton has changed what was once a rural community to a community with more suburban characteristics. It is the desire of the Town and intention of the Plan and GEIS for the Town to continue to grow and support a viable tax base while maintaining its agricultural and rural characteristics and open space, all of which contribute to the overall character of the Town. The Plan and GEIS aims to direct the rate, scale, type and aesthetic quality of development within the Town in order to mitigate impact to main concerns related to open space, natural resources, Town character and transportation. The Plan and GEIS also intends to monitor the role development plays with regard to community services, energy, public utilities and business/economic development. The Plan and GEIS strives to achieve a desired vision that maintains a high quality of life for both existing and future residents.

Location:

Town of Wilton, Saratoga County, New York

Lead Agency:

Town of Wilton

Lead Agency Contact:

Ryan Riper, P.E., Director of Planning and Engineering, Town of Wilton

22 Traver Road

Wilton, New York 12831

Phone: (518) 587-1939 Ext: 211

Agency Jurisdiction:

The Wilton Town Board is the only involved agency associated with the adoption of the Town's Comprehensive Plan Update and GEIS. In accordance with the Agricultural Districts Law and §239-m of the General Municipal Law, copies of the Comprehensive Plan Update and GEIS as well as SEQR documentation have been submitted to the NYS Department of Agriculture & Markets and the Saratoga County Planning Department.

Facts and conclusions:

The Wilton Town Board authorized the preparation of the Comprehensive Plan Update to serve as GEIS to address the potential impacts of the Plan on land use, natural resources, transportation, cultural resources etc. The Comprehensive Plan Update and GEIS is a strategic planning document that identifies future plans and studies necessary to define appropriate land use and solve complex issues related to growth and development within the Town. The document provides recommendations and lists action items anticipated to help the Town to focus on a common vision, address current issues and prepare for anticipated future development and associated impacts. Additionally, an updated inventory and analysis was conducted and is included as an appendix.

The recommendations of the Plan provide the community with the planning tools and approach to growth management necessary to address the complexities of a growing community. The recommendations identify ways in which the Town can be more proactive in controlling the type, location and form of development while still allowing for economic growth and in retaining open spaces to maintain and improve the quality of life in the Town. Recommendations included in the Plan have been recognized as beneficial impacts to the Town.

Recommendations within the Plan and GEIS are intended to act both individually and in conjunction with one another to mitigate potential environmental impacts. The Plan is divided into Plan recommendations based on both broad, Town-wide applications as well as more specifically focused planning areas.

The Town-wide recommendations address the following:

- Growth Management as related to land management; fiscal management and economic development and neighborhoods;
- Transportation; and
- Resource Conservation as related to natural resources, historic/cultural resources and alternative/renewable energy.

The geographic-specific planning areas covered in the Plan are as follows:

- Planning Area 1 – Parkhurst Road
- Planning Area 2 – Jones/North Pines Road
- Planning Area 3 – Wilton-Gansevoort Road
- Planning Area 4 – Dimmick Road
- Planning Area 5 – Edie Road
- Planning Area 6 – Exit 15
- Planning Area 7 – Exit 16-Ballard Road Corridor

In evaluation of the planning areas and subject areas, the Plan and GEIS also evaluated a number of alternatives including a No-Action Alternative and several growth alternatives listed below:

- No Growth;
- Managed Growth;
- Level of Service; and
- High Growth.

Land use alternatives that address various land use scenarios were also considered during the development of Plan recommendations. Land use alternatives included the following:

- Residential Development;
- The Exit 15 Planning Area
- The Exit 16/Ballard Road Planning Area; and
- Commercial/Industrial Development.

Upon evaluation, it was determined that the managed growth alternative and four land use alternatives were the most appropriate alternatives to achieve the vision of the Town. Therefore, the facts, conclusions and recommendations included within the Plan and GEIS and this findings statement support the managed growth alternatives and land use alternatives.

The Town of Wilton was established as Lead Agency on MONTH X, 2015. The Draft Comprehensive Plan and GEIS was determined complete for public review on August 6, 2015 and subsequently filed, along with the Notice of Completion and Hearing Notice pursuant to 6 NYCRR 617.12. A SEQR Public Hearing was held on September 3, 2015. The public comment period closed September 15, 2015. The Wilton Town Board determined the Final Comprehensive Plan Update and GEIS complete on October 1, 2015.

It is the intent of the Town of Wilton as Lead Agency to issue this Findings Statement pursuant to 6 NYCRR 617.11 of SEQR. Specifically, the Lead Agency hereby provides the following facts, conclusions and recommendations in the Comprehensive Plan Update relied upon to support this decision:

Land Features

The following measures are recommended by the Plan and GEIS to address impacts to land features within the Town of Wilton.

- Develop standards that may require the use of buffers between various development types to include vegetation, topography, and setbacks.
- Update and revise the existing Open Space, Recreation and Pathways Plan (2007) to protect natural resources/features and scenic vistas.
- Update the Timber, Soil and Stream Regulations as necessary, in accordance with NYSDEC guidelines and Best Management Practices.
- Identify appropriate circumstances and criteria for the locations of communication towers within the Town in accordance with federal requirements. The criteria should be incorporated as part of the zoning or other Town regulations and address such issues as scenic vistas.

Town Character

The following measures are recommended by the Plan and GEIS to address impacts to character within the Town of Wilton.

- Consider residential development guidelines.
- Consider Commercial Development and Architectural standards or guidelines.
- Work to preserve community and natural character.
- Protect existing residential areas from encroaching non-residential development.
- Reinvest and redevelop older commercial areas to create consistent character.
- Reinvest in existing neighborhoods to preserve and strengthen community character.
- Introduce traffic calming and traffic reduction strategies.
- Maintain a minimum of 35% quality open space in residential areas where practical and dependent upon suitable criteria.
- Maintain a minimum of 25% quality open space in commercial/industrial areas where practical and dependent upon suitable criteria.
- Complete a corridor Study for Route 50 that addresses character.
- Concentrate development within certain planning areas such as Exit 15 and the Jones/Northern Pines neighborhood.
- Encourage the development or redevelopment of “hamlets” which promote mixed uses with a strong pedestrian component.
- Maintain the character of rural roadways by evaluating maintenance and improvement programs as they relate to the goal of maintaining the natural character of the roadway.
- Create multi-use trail systems linking community centers, shopping and employment areas, recreation areas and neighborhoods.

- Develop incentives and appropriate regulations that guide the location, pattern and design of new housing in a manner that protects the character and resources of the community.
- Enhance community identity through the placement of appropriate signs and landscaping at key entry points to the Town.
- Establish guidelines to ensure that future residential and commercial development is of a scale and design that is appropriate from both a neighborhood and Town wide perspective.
- Provide incentives for infill development first and discourage “leapfrog” development into previously undeveloped areas or areas identified for less intensive uses.
- Periodically review the appropriateness and scale of development centers or hamlets for both residential and commercial/office/industrial development to avoid impacts to community character and to provide more efficient use of infrastructure and energy.
- Encourage context sensitive site design that protects key open space, farmland and scenic vistas.
- Protect and enhance natural buffers with native species wherever possible throughout the Town in order help maintain the Town’s aesthetic character and minimize land use conflicts.
- Encourage street tree planting and other aesthetic improvements in all developed areas of the Town (residential, commercial, and industrial).
- Identify potential public and private partnerships to implement needed improvements.
- Prepare a streetscape beautification plan, including traffic calming techniques, for each corridor.
- Provide design guidelines for façade treatments, lighting, signage, landscaping, street furniture, and other amenities that will make the corridor a desirable place to visit and patronize.
- Create and update landscaping and site plan requirements to ensure attractive development that presents a uniform theme.
- Continue to work to establish a separate zip code for the Town.

Water Resources

The following measures are recommended by the Plan and GEIS to address impacts to water resources within the Town of Wilton.

- Encourage the Wilton Water & Sewer Authority to revise its Comprehensive Plan for Water and Wastewater Management to be consistent with the recommendations for benefit areas in the Town.
- Require stormwater management plans to comply with the NYSDEC State Pollutant Discharge Elimination System (SPDES) permit guidelines.
- Preserve stream corridors and wetlands to maintain and improve water quality and habitat and to preserve natural buffers between incompatible land uses.
- Update the Timber, Soil and Stream Regulations as necessary, in accordance with NYSDEC guidelines and Best Management Practices.
- Identify wetlands as development constraints in Development Guidelines created in conjunction with the Conservation Subdivision/Development process.

- Increase local coordination with agencies responsible for the protection of natural resources, including the NYS Department of Environmental Conservation, the U.S. Army Corps of Engineers and the US Fish & Wildlife Service.

Floodplains and Drainage

The following measures are recommended by the Plan and GEIS to address impacts to drainage within the Town of Wilton.

- Require stormwater management plans to comply with the NYSDEC State Pollutant Discharge Elimination System (SPDES) permit guidelines.
- Update the Timber, Soil and Stream Regulations as necessary, in accordance with NYSDEC guidelines and Best Management Practices.

Ecology

The following measures are recommended by the Plan and GEIS to address impacts to ecology within the Town of Wilton.

- Update and revise the existing Open Space, Recreation and Pathways Plan (2007) to protect natural resources/features.
- Coordinate with the Wilton Wildlife Preserve and Park (WWPP) regarding projects proposed in the vicinity of the park.
- Preserve stream corridors and wetlands to maintain and improve water quality and habitat and to preserve natural buffers between incompatible land uses.
- Recognize that wetlands, whether regulated or unregulated, are important ecological resources and shall be protected to the greatest extent practicable. Increase local coordination with agencies responsible for the protection of natural resources, including the NYS Department of Environmental Conservation, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service.
- Coordinate with NYSDEC to avoid or mitigate effects to the Karner blue butterfly, Blanding's turtle and frosted elfin habitats and their buffers.
- Give strong consideration to habitat value for all new development and where opportunity exists to reclaim habitat in developed areas.
- Encourage the use of native species of plants for landscaping wherever possible.
- Size culverts for road crossings of stream and wetland corridors to allow wildlife passage, as practical.
- Increase local coordination with agencies responsible for the protection of natural resources, including the NYS Department of Environmental Conservation, the U.S. Army Corps of Engineers and the US Fish & Wildlife Service.

Land Use and Zoning

The following measures are recommended by the Plan and GEIS to address impacts to land use and zoning within the Town of Wilton.

- Revise zoning ordinance and subdivision regulations to address changes in land use and density in response to identified goals and objectives.
- Consider incentive zoning as a means of encouraging open space conservation and the provision of other community amenities.
- Evaluate potential land preservation mechanisms such as term easements, land acquisition, purchase of development rights, and the use of incentive zoning to achieve the transfer of development rights.
- Develop and utilize incentive based tools to manage land use.
- Establish regulatory measures to be implemented through zoning, development guidelines and a conservation development site plan review process.
- Establish a required minimum amount of land to be dedicated as open space for each project
- Set maximum densities for development.
- Allow variable lot sizes through incentive zoning or subdivision regulations to facilitate clustering and maximize open space.
- Develop and implement a flexible site plan review procedure.
- Relax minimum lot size requirements to encourage clustering and open space.

Agricultural Resources

The following measures are recommended by the Plan and GEIS to address impacts to agricultural resources within the Town of Wilton.

- Update and revise the existing Open Space, Recreation and Pathways Plan (2007) to protect farmlands.
- Consider implementing incentives, protections and tax breaks for both existing and potential agricultural operations.

Recreational Resources

The following measures are recommended by the Plan and GEIS a to address impacts to recreational resources within the Town of Wilton.

- Update and revise the existing Open Space, Recreation and Pathways Plan (2007) to protect recreational resources.
- Consider growth management programs such as community reinvestment for the provision of amenities such as sidewalks, trails, and recreational facilities.
- Develop trails and sidewalks in accordance with the Open Space, Recreation and Pathways Plan and provide sufficient ROW.
- Consider linking new and existing subdivisions to destinations such as recreation facilities.
- Evaluate the Town's recreational facilities and programs to ensure responsiveness to the Town's changing recreational needs.

- Provide for different types and different locations of recreational resources throughout the Town in the form of neighborhood parks, pocket parks or town wide parks both passive and active, in underserved areas of the Town.
- Provide a structure to evaluate and identify revenue streams for the continued expansion and maintenance of both active and passive recreational resources to meet current and future demands.
- Establish a useful network of multi-purpose trails connecting different areas of the Town and surrounding towns, to be used for recreation and by those who prefer to be less dependent on their vehicles.

Municipal and Community Services

The following measures are recommended by the Plan and GEIS to address impacts to municipal and community services within the Town of Wilton.

- Properly plan for and locate housing based on density and purpose to take full advantage of existing and future community services.
- Support adequate community facilities and services including fire protection, police protection, emergency services, solid waste collection, education facilities, healthcare services, libraries and social services for a variety of age groups.
- Improve and expand community services as needed.
- Determine a preferred level of service for existing and future community facilities and services.
- Formalize a dialogue and process with service providers to ensure preferred levels of service.
- Support, encourage, and provide incentives to continue and enhance volunteer services.
- Continue to support adequate fire and emergency services to meet the needs of the current and future Town population and monitor these services to prepare for the potential need for paid professionals to supplement volunteers.
- Work with community leaders and service providers to ensure that community services keep pace with planned levels of development.
- Create a process by which the Town and the schools share information and coordinate planning efforts to ensure that schools can adequately serve the needs of existing and potential new students.
- Work with the school districts to support continuing educational opportunities for all town residents.
- Continue to work to establish a post office and separate zip code for the Town.
- Coordinate with County and State health and emergency agencies to be prepared in the event of major disasters. Continue to update the Town's disaster preparedness plan regularly.
- Establish a means by which the town government can communicate regularly with its citizens through the use of the Town website and/or town newsletter as well as local publications such as the Wilton Reporter.

Energy and Public Utilities

The following measures are recommended by the Plan and GEIS to address impacts to energy and public utilities within the Town of Wilton.

- Develop new standards regarding energy efficiency for Town facilities and new developments.
- Explore and encourage sustainable alternatives to fossil fuels such as solar photovoltaic (PV), solar thermal hot water, wind energy, and geothermal heating and cooling when feasible.
- Look into updating the zoning ordinance to allow and provide guidance for construction and use of alternative energy sources.
- Implement Town-wide broadband access.
- Consider Best Practices in energy consumption such as green leases and smart grids.
- Promote and provide facilities for bicycling, walking, and other non-motorized means of transportation as non-polluting and energy conserving forms of transportation, recreation and physical fitness.
- Consider establishing a framework for future community efforts, sustainability initiatives, investments, policy decisions and management within the Town.
- Become a NYS Climate Smart Community, which is a community engaged in reducing greenhouse gas emissions and improving climate resilience.
- Partner with NYSERDA and utility companies in the region to participate in energy efficiency incentive programs.
- Consider conducting a study of Exits 15 and 16 that identifies development and redevelopment opportunities to ensure that these areas have the required utilities to accommodate anticipated levels of development.
- Periodically review the appropriateness and scale of development centers or hamlets for both residential and commercial/office/industrial development to avoid impacts to community character and to provide more efficient use of infrastructure and energy.
- Support coordinated infrastructure development with public and private utility providers to serve existing developed areas and adjacent areas as practical as well as expand service to areas identified for future development.
- Identify appropriate circumstances and criteria for the locations of communication towers within the Town in accordance with federal requirements. The criteria should be incorporated as part of the zoning or other Town regulations and address such issues as historical and cultural resources.
- Work with public and private utility providers to identify the location and timing of upgrades and improvements.

Transportation and Mobility

The following measures are recommended by the Plan and GEIS to address impacts to transportation and mobility within the Town of Wilton.

- Conduct corridor studies for Routes 50, 9 and Ballard Road.
- Consider setback and access management requirements for collector roads,

- Link new neighborhoods via subdivision road systems, when possible.
- Promote and provide facilities for bicycling, walking, and other non-motorized means of transportation.
- Encourage access management techniques such as shared driveways, limited access, and service roads.
- Review Jones Road, Ingersoll Road, Old Gick Road, and Route 50 intersection for design, function, capacity and land use, and coordinate with NYSDOT.
- Consider the potential for Exit 15A at Jones Road.
- Examine the feasibility of roundabouts or other appropriate traffic calming measures to handle traffic flow.
- Implement adequate and consistent road signage.
- Protect collector roads from multiple curb cuts.
- Carefully locate entrances to subdivisions so as not to impact the function of the roadway.
- Work toward developing safer pedestrian improvements and facilities, as appropriate, such as a crosswalks and connections to existing and future trail systems.
- Consider creating connector roads with pedestrian accommodations.
- Deter through traffic to reduce impacts on neighborhoods.
- Explore the feasibility of connector roads to reduce congestion, especially as new developments are proposed.
- Explore options for the development of a formal “Park & Ride”.
- Implement transportation improvements such as upgrades to the Exit 16 interchange and construction of a new bridge to support economic development.
- Evaluate the need for turn lanes at various locations to alleviate capacity issues.
- Installing ADA compliant crossings.
- Encourage multi-modal transportation.
- Develop multi-use paths.

Historic and Cultural Resources

The following measures are recommended by the Plan and GEIS to address impacts to historic and cultural resources within the Town of Wilton.

- Protect and enhance historic and cultural resources by utilizing the resources and knowledge of the Wilton Heritage Society and Historic Preservation Board.
- Request the Wilton Town Historian, Wilton Heritage Society and Historic Preservation Board identify important historic resources and advise the Town Board and the Planning Board regarding proposals that may impact historic sites or resources on the State or National Historic Registers of local historical significance.
- Create an incentive program to encourage owners of historic structures and sites to maintain/improve their properties.
- Develop historic review and maintenance guidelines.
- Request the Heritage Society, Historic Preservation Board and the Town Historian to create a historical resource evaluation checklist or other criteria to be used by the Planning Board and

potential developers to identify potential impacts to historic or cultural resources during project review. The Heritage Society and Planning Board should work together to identify mitigation measures as necessary (i.e. buffers, historic markers, modifications to site plans).

- Enhance the opportunities for residents and visitors to experience the Town's historic and cultural sites. Cultivate public awareness of the Town's historical and cultural resources through the schools and local youth programs.
- Create strategies for the sustained financial support of the Town's historical and cultural sites and programs.
- Encourage the rehabilitation of historically significant privately owned structures through community recognition, historic walks or tours featuring restored structures, and assistance with the identification of potential funding sources.

Open Space

The following measures are recommended by the Plan and GEIS to address impacts to open space within the Town of Wilton.

- Consider incentive zoning as a means of encouraging open space conservation.
- Update and revise the existing Open Space, Recreation and Pathways Plan (2007) to protect farmlands, important natural resources/features, recreational resources and scenic areas.
- Evaluate potential land preservation mechanisms such as term easements, land acquisition, purchase of development rights, and the use of incentive zoning to achieve the transfer of development rights.
- Revise zoning regulations that encourage a minimum of 35 percent quality open space in residential areas.
- Revise zoning regulations that encourage a minimum of 25 percent enhanced open space in commercial and industrial areas.
- Continue to implement a conservation subdivision/development review process.
- Allow variable lot sizes through incentive zoning or subdivision regulations to facilitate clustering and maximize open space.

Housing

The following measures are recommended by the Plan and GEIS to address impacts to housing within the Town of Wilton.

- Identify housing needs.
- Provide for a variety of housing opportunities.
- Allow mixed uses such as small scale retail combined with housing and neighborhood service oriented businesses.
- Reinvest in existing neighborhoods.
- Make available housing stock that meets the needs of all residents at various stages of life.
- Develop policies and programs that help maintain and strengthen the character, value and enjoyment of existing housing in the established neighborhoods.

- Create incentives and appropriate regulations that guide the location, pattern and design of new housing in a manner that protects the character and resources of the community.
- Ensure that the Town's zoning accommodates the need for housing diversity.
- Encourage housing opportunities for the elderly, those on limited incomes and those with disabilities, that allow residents to remain in the Town as their housing needs change.
- Identify appropriate sites and incentives for the creation of housing options needed but not adequately provided by the marketplace.
- Protect existing and future residential developments from the impacts of incompatible uses.

Fiscal Management and Economic Development

The following measures are recommended by the Plan and GEIS to address impacts to fiscal management and economic development within the Town of Wilton.

- Continue to promote fiscal responsibility.
- Promote diverse economic development that provides goods and services, quality employment opportunities and tax revenues in properly located commercial, office and industrial districts that support the Town's goals.
- Identify and prepare selected sites for economic development (i.e. shovel-ready status).
- Reinvest in and redevelop older commercial areas to increase both their viability and value.
- Develop public-private partnerships to implement redevelopment and reinvestment programs/plans.
- Reinvest in existing residential neighborhoods.
- Protect residential neighborhoods, both old and new, from incompatible land uses.
- Prepare neighborhood/hamlet master plans to address the Wilton Hamlet and Maple Avenue Hamlet.
- Actively manage the pace of growth as fiscal policy, particularly as it relates to the protection of open space and resources and the integrity of Town services.
- Utilize various land use regulatory techniques to minimize the fiscal and quality of life impacts of future development.
- Consider conducting a fiscal impact analysis of various future land use scenarios as part of the Town's ongoing planning process.
- Continue a mix and scale of businesses in the commercial districts in a manner that recognizes, and is sensitive to the neighborhood setting, historic significance and desired character of the Town.
- Identify existing and potential centers for economic and community development, and establish mechanisms and partnerships to encourage appropriate development in these locations.
- Address infrastructure constraints to encourage economic development in the Exit 16 area.
- Consider conducting a study of Exits 15 and 16 that identifies development and redevelopment opportunities.
- Seek to diversify the tax base to reduce dependence on increasing sales tax revenue by encouraging light industry, professional office, and other nonretail commercial uses in planned centers for economic and community development.

- Focus marketing efforts, investments in infrastructure and transportation systems, and economic development incentives, on the areas identified as centers for economic and community development.
- Encourage locally and regionally owned businesses.
- Promote infill in existing developed areas and parcels.
- Work with Saratoga County Capital Resource Corporation, Saratoga Economic Development Corporation (SEDC) and the Chamber of Commerce to develop a local business incubator.
- Work with regional economic development entities such as Saratoga County Capital Resource Corporation, SEDC, Empire State Development Corporation, Saratoga County, Saratoga Chamber of Commerce, Adirondack Community College, and Hudson Valley Community College to develop training and educational opportunities and promote economic growth in the Town.
- Support agriculture in the Town.
- Support home based businesses and "neighborhood" scale businesses through zoning, incentives and other methods without compromising the character of existing neighborhoods.
- Consider the preservation of undeveloped land in residentially zoned areas as a long-term cost avoidance strategy (municipal/school costs of servicing vacant land versus residentially developed land).
- Evaluate and prioritize potential open space including parcel-specific cost benefit analyses of fiscal impacts of preservation compared to development.
- Consider linking new and existing subdivisions to destinations such as business areas.
- Provide a structure to evaluate and identify revenue streams for the continued expansion and maintenance of both active and passive recreational resources to meet current and future demands.
- Implement Town-wide broadband access to encourage economic development.

Thresholds for Future SEQR Actions:

Pursuant to 6 NYCRR 617.15(c)(1), no further SEQR compliance is required if subsequent actions will be carried out in conformance with the conditions and thresholds set forth in the Comprehensive Plan Update or Findings Statement.

Since the Comprehensive Plan Update does not evaluate specific projects or proposals within the Town of Wilton, all actions, while potentially consistent with the vision for the Comprehensive Plan Update would have to undergo a detailed SEQR review. Therefore, all future actions by the Town Board, Planning Board or Zoning Board relative to the implementation of the Comprehensive Plan that would involve the adoption of land use plans and policies or modification of zoning and subdivision regulations and local laws should be reviewed pursuant to SEQR through the preparation of a full Environmental Assessment Form (EAF). If, upon review of the EAF, it is determined by the Lead Agency that the action will have no significant impact, a Negative Declaration can be issued, ending the SEQR process.

If it appears that significant impact may occur and the impact and associated mitigation cannot be sufficiently addressed and mitigated, as documented in parts 2 and 3 of the EAF, a Supplemental EIS

should be prepared. The Supplemental EIS should take full advantages of the documentation already provided in the Comprehensive Plan Update and GEIS.

Determination of the significance of any action relative to SEQR should include a thorough evaluation by the Lead Agency (in most cases the Town Board for the adoption of plans and other local regulatory amendments) of the consistency of the proposed land use plan or legislation with recommendations of this Comprehensive Plan Update and GEIS.

Certification of Findings:

Pursuant to Article 8 of the Environmental Conservation Law, the State Environmental Quality Review Act (SEQR), and its implementing regulation set forth at 6 NYCRR Part 617, the Wilton Town Board, as lead agency, makes the following findings:

- Requirements of 6 NYCRR 617 have been met; and
- Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures were identified as practicable.
- The Plan and GEIS is comprehensive and contains the facts and conclusions, relied upon to support the Town Board’s Statement of Findings and indicates social, economic and other factors which formed the basis of its findings.

Date Filed: MONTH X, 2015

Town of Wilton

Signature of Responsible Official	Name of Responsible Official
Title of Responsible Official	Date

Address of Agency:

22 Traver Road
Wilton, New York 12831