

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

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

Instructions (If you need more space, attach additional sheets)

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

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

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

Evaluation of Importance of Impacts

Item 1 – Will the proposed Action result in a physical change to the project site?

- a. The proposed action will result in construction on slopes of 15% or greater

Most of the slopes in the proposed work areas at the site are 15% or greater with some slopes being up to 40% in the areas of proposed house and private driveway construction, as well as the wastewater leach fields.

This impact cannot be mitigated as any construction on this parcel will involve slopes in excess of 15%.

This is considered to be an Important Impact by the Planning Board due to the short and long term potential for erosion, increased runoff and related impacts associated with clearing and development on steep slopes.

- b. The proposed action will result in construction of houses on land where bedrock is

exposed or generally within three (3) feet of the existing ground surface.

Topsoil and the underlying sub-soils are generally very shallow on the parcel with fractured shale rock generally lying within 3 feet of the surface. Solid shale bedrock generally lies deeper than 3 feet of the surface.

This impact cannot be mitigated through project design since it is generally true over the entire site.

This is considered to be an Important Impact by the Planning Board due to the short and long term potential for erosion, runoff and related impacts associated with construction on these types of soils.

- c. Construction at the site will continue for more than one (1) year and will involve more than one phase or stage.

The proposed action is for the construction of four (4) residential dwellings and associated structures on the project site. It is anticipated that the private road construction will take place over the course of one (1) year, but the construction of the houses and associated wastewater leach fields will probably take place over 3 to 4 years.

This impact cannot be mitigated by changes to the project design since it is dependent upon the sale of the individual residential lots.

This is Not considered to be an Important Impact by the Planning Board.

Item 2 – Will there be an effect to any unique or unusual land forms found on the site? (e.g., cliffs, dunes, geological formations, etc.)

- a. The property contains very steep slopes that are considered cliffs, and construction is proposed on the cliffs.

This impact cannot be mitigated through project design since it is generally true over the entire site.

This is considered to be an Important Impact by the Planning Board due to the short and long term potential for erosion, runoff and related impacts associated with construction on these types of soils.

Item 5 – Will Proposed Action affect surface or groundwater quality or quantity?

- a. The proposed action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.

Most of the slopes in the proposed work area at the site are 15% or greater with some slopes being up to 40% in the areas of proposed houses and private road construction, as well as the wastewater leach fields. The potential for siltation into Canandaigua Lake during and after construction is likely.

This impact can be mitigated through project design.

This is considered to be an Important Impact by the Planning Board due to the short and long term potential for impacts to Canandaigua Lake.

- b. The proposed action will allow residential uses in areas without water and/or sewer services.

There is no water or sewer available at the property. The impacts associated with obtaining potable water and installing septic systems could be potentially large.

This impact cannot be mitigated, as those services are not available. This is considered to be an Important Impact by the Planning Board.

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

- a. The proposed action may cause substantial erosion.

Most of the slopes in the proposed work area at the site are 15% or greater with some slopes being up to 40% in the areas of proposed house construction, private road construction and the wastewater leach fields. The potential for substantial erosion is due to the steepness of the slopes, the thin layer of topsoil, the underlying fractured shale soils and the difficulty of re-establishing vegetation on the steep slopes to prevent ongoing erosion.

This impact can be mitigated through project design.

This is considered to be an Important Impact by the Planning Board due to the short and long term potential for erosion, increased runoff and related impacts associated with construction on these types of slopes.

- b. Surface water runoff will be increased and altered.

The increase in impervious area due to the construction of the homes and private road will increase the stormwater runoff volume and intensity.

This impact can be mitigated through project design.

This is considered to be an Important Impact by the Planning Board due to the short and long term potential for erosion, increased stormwater volume and intensity into the Lake.

Item 18 – Will Proposed Action affect public health and safety?

a. Other Impacts

It is unclear if the current design of the private road will allow for proper access to the residential homes by fire apparatus and emergency vehicles.

This impact can be mitigated through project design, and is considered Important by the Planning Board.

Item 19 – Will Proposed Action affect the character of the existing community?

a. Proposed Action will set an important precedent for future projects.

This is a request for a major subdivision on a property that has steep slopes.

This impact may be able to be mitigated through project design, and is Important to the Planning Board.