

**FINAL SCOPING DOCUMENT FOR
SCENIC RIDGE RISE DRAFT ENVIRONMENTAL IMPACT STATEMENT**

In addition to the requirements of 6 NYCRR Part 617.9 (b)

Cover Sheet

Executive Summary

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SECTION A DESCRIPTION OF PROPOSED PROJECT

1. Description of the project
 - A. Purpose of the proposed project
 - B. Public need and benefits, including social and economic considerations
2. Project location and environmental setting including:
 - A. Vicinity discussion and map
 - B. Adjacent land use discussion and aerial of site and adjacent land use exhibit
 - C. Existing plant community discussion and exhibit
 - D. Site slope evaluation and exhibit
 - E. Soil erodibility discussion and exhibit
3. Zoning and regulatory criteria, and conformity with regulations and Comprehensive Plan
4. Project Design – site layout, site drainage and grading, erosion control and water quality, traffic, parking and circulation, utilities, lighting, open space, HOA amenities, landscaping, and signage.

SECTION B POTENTIALLY SIGNIFICANT ADVERSE IMPACTS, ALTERNATIVES, ANALYSIS, MITIGATION MEASURES AND RECOMMENDATIONS

1. Groundwater
 - A. Investigation of groundwater on site from borings
 - B. impact on design
 - i. layout of lots and density
 - ii. grading
 - iii. storm water facility design
 - iv. impact on water quality
 - v. impact on groundwater
 - C. Development and consideration of alternative approaches and mitigation measures
 - D. Evaluation
 - i. impacts on adjacent properties
 - ii. impacts on design and layout
 - iii. costs
 - E. Recommendations
2. Storm water management
 - A. Assessment of Soil erodibility

- B. Development of alternative storm water management and mitigation approaches (detention, retention, rain gardens, groundwater recharge areas, etc.) for both construction phases and post construction occupancy and operation.
 - C. Impact on design and layout
 - i. Grass swales vs. concrete gutters and piping
 - ii. Adequacy of rear yards
 - iii. Maintenance
 - D. Design of storm water management facilities for 50- and 100-year design storms
 - E. Impact on water quality
 - i. Alternatives for improving water quality of discharges
 - ii. Impacts on Canandaigua Lake
 - F. Impact of precipitation events over design capacity of storm water facilities and impact on design
 - G. Cost and performance evaluation
 - i. Rate of discharge
 - ii. Overall discharge
 - iii. Water Quality of discharge
 - iv. Climate change and resiliency
 - H. Recommendations
3. Aesthetics and Community Character
- A. Evaluation of Town Design Guidelines
 - B. Impact on layout of subdivision (ridgelines, visibility from Canandaigua Lake, visibility from neighboring properties.
 - C. Development of alternatives to address
 - i. Layout
 - ii. Preservation of mature trees on site
 - iii. Planting plan
 - iv. Individual site development and homeowner association rules and/or restrictive covenants
 - D. Evaluation of alternatives and mitigation
 - E. Recommendations
4. Impact on Transportation
- A. Utilize completed Traffic Study, and describe the results of the Traffic Study and the potentially significant impact on:
 - i. Town's Access Management Plan including interconnection with adjacent properties and driveway spacing.
 - B. Development of alternatives & mitigation
 - i. NYS Department of Transportation input
 - ii. Town of Gorham Highway Superintendent input
 - C. Evaluation of alternatives
 - D. Recommendations
5. Public Water supply and fire flow/pressure
- A. Description of issue
 - B. Development of alternatives
 - i. Town Water District and Town Board review

- ii. Adjacent property owners
 - C. Evaluation of alternatives and mitigation
 - i. Public benefit, now and future
 - ii. Costs
 - iii. Cost sharing opportunities
 - iv. Impact on design and layout
 - D. Recommendations
- 6. Impact on Agriculture
 - A. Groundwater and drainage
 - B. Agricultural practices on adjacent properties (including those within a County Agricultural District)
 - C. Development of mitigation measures
 - D. Evaluation
 - E. Recommendations
- 7. Energy Usage and Climate Change Impacts
 - A. Incorporation of green infrastructure, such as but not limited to energy self- sufficient homes, alternative energy generation, energy storage, and high energy efficient home construction
 - B. Evaluation of alternative green infrastructure
 - C. Recommendations

SECTION C REASONABLE ALTERNATIVES NOT DISCUSSED ELSEWHERE

- 1. Describe alternatives to development that the Project Sponsor could reasonably consider and compare the environmental impacts of the alternatives to the project as proposed, but only for alternatives not addressed elsewhere:
 - A. No Action
 - B. Project design having a lower density
 - C. Conventional Layout
 - D. Project design including two-family rental housing as allowed by code
 - E. Subdivision layout alternatives

SECTION D APPENDIX

- 1. Project Drawings
- 2. Environmental Assessment
- 3. Relevant Communications
- 4. Geotechnical Evaluation
- 5. Engineer's Report
 - A. Utility Services Design and Capacities
 - B. Drainage, Erosion Control and Green Infrastructure Design
- 6. Additional reports, data, drawings, and correspondence generated pursuant to this Scope