

Part 3: Narrative Articulating Reasons Supporting the Determination

Analysis of Part 2 of this FEAF did not reveal any potential adverse impacts identified as medium or large needed to be further evaluated in Part 3. The objective of the proposed Plan is to ensure that new development, capital projects or other future actions are consistent with the environment in the Town and Village. Protection of the environment is a significant policy established in the Plan. The Town Board finds that there will be no significant adverse environmental impacts due to:

1. Adoption of the Plan will be a critical step in helping reduce or mitigate future environmental impacts. Future land use regulations and individual project reviews will be strengthened through implementation of the Comprehensive Plan because the Plan will guide updating of local land use regulations. Those updates, such as implementation of conservation subdivisions, strengthened site plan review, requiring improvements to buffering, screening and commercial design and other zoning updates will specifically result in enhanced environmental protection when new development occurs. One purpose of the Town's zoning laws are to ensure that new development is consistent with the comprehensive plan. Thus, having a strong environmentally based plan will strengthen the ability of the municipality to meet that purpose.
2. Implementation of the plan will be an important step that will promote environmental sustainability and protection of the environment in Gallatin. It is recognized that there is the potential for future developments to alter the environment. However, the proposed Comprehensive Plan establishes the policy and criteria that will govern those new land uses, and further establishes the clear role environmental protection has in the Town. Thus, adverse impacts will be avoided or more effectively mitigated compared to a no action alternative (not adopting an updated comprehensive plan that is based on best management and environmental protection techniques.)
3. Adoption of the plan and future implementation of land use regulations and other suggested programs and policies will increase the ability to effectively protect town-wide environmental resources.
4. The proposed Plan has a 10 to 15-year outlook. Implementation of its recommended projects and programs will take time, but when completed will allow for responsible growth consistent with the environment and character so valued by Gallatin residents.
5. Adoption of the Plan will help the Town reduce or mitigate environmental impacts. Implementation of its recommendations will allow for effective land use regulations, careful and comprehensive development project reviews, and transformative recognition of the importance of the Town's environmental resources. The Town views the joint Plan as tool to help ensure resiliency, sustainability and protection of Gallatin's environment.

6. The Town recognizes that future development proposals may impact the environment and will be subject to SEQR at the time of such application. Those analyses will be reviewed and weighed against the policies established in this Comprehensive Plan.
7. Adoption of a plan in and of itself has no impacts on the environment. However, application and implementation of the Plan may lead to updated land use regulations, capital improvements or other projects that will have beneficial impacts on the environment.

No impacts were identified via the Part 2 analysis that were moderate to large. No severe, large or extensive potential adverse impacts were identified. There were no potential adverse impacts identified that would have a large geographic scope, be of long duration, or impact large numbers of people. The analysis instead identified many positive benefits to the environment that will result due to adoption of the proposed Plan. Future actions will undergo their own SEQR analysis, and those impacts will be evaluated in relation to their potential impact on the ideals, values, and goals as established in this proposed Comprehensive Plan.