Full Environmental Assessment Form Part 3 Narrative

Reasons Supporting This Determination:

The action involves the reclassification of lands and does not involve any specific development plans, therefore the potential impacts for the maximum development that could be realized on the reclassification areas must be considered.

1. Impacts on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed map amendment area.

The magnitude of the impacts on land will depend on future development that may result from the proposed action, which is unknown at this time. However, a change to Hamlet could allow a significant increase in potential development intensity and change the regulatory threshold for Agency and/or municipal review of projects.

b. The proposed action may involve construction on slopes of 15% or greater.
Approximately 16 percent of the proposed map amendment area contains slopes greater than 15 percent. If the proposed action were undertaken, it could possibly allow for construction or physical alteration on steep slopes that would not require Agency or Town approval.

c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.
This soil condition exists in approximately 15% of the proposed map amendment area. Shallow bedrock can cause onsite wastewater systems to pollute ground and surface waters, increase costs to provide public sewer service, and cause building and construction problems. The magnitude of the impacts will depend on future development that would result from the proposed action, which is unknown at this time.

e. The proposed action may involve construction that continues for more than one year or in multiple phases.
The proposed map amendment does not involve any specific development plans, however, if approved could allow for a greater intensity of development on the affected land area. Future development that occurs as the result of the proposed map amendment may involve extended construction activities.

f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).
The proposed map amendment does not involve any specific development plans, but if approved would allow for a greater intensity of development on the affected land area. Future development that occurs as the result of the proposed map amendment may involve physical disturbance or vegetation removal. Development at the intensity that can occur in Hamlet tends to disturb and remove stabilizing vegetation, increasing the potential for runoff, soil erosion and stream sedimentation.

3. Impacts on Surface Water
The proposed action may affect one or more wetlands or other surface water bodies.

The magnitude of the impacts to surface water will depend on future development that would result from the proposed action, which is unknown at this time. However, a change to Hamlet could allow a significant increase in potential development intensity and change the regulatory threshold for Agency and/or municipal review of projects, and may affect surface water bodies.

d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.
The proposed map amendment area contains Stewart Brook, protected stream designated by the Department of Environmental Conservation as AA -TS. This classification indicates best usage for a source of drinking water, swimming and other recreation, and fishing, and is suitable for trout spawning. A change to Hamlet could allow a significant increase in potential development intensity and change the regulatory threshold for further Agency review of projects. The magnitude of the impacts will depend on future development that would result from the proposed action, which is unknown at this time.

e. The proposed action could create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.
The proposed map amendment does not involve any specific development plans, but if approved could allow for a greater intensity of development on the affected land area. As described above, the proposed map amendment area includes Stewart Brook, a stream that flows into Lake George. An increase in development may create water turbidity from development erosion or runoff, and may affect the water quality of Stewart Brook, which in turn may affect the water quality of Lake George.

h. The proposed action may cause soil erosion or a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.
The proposed map amendment does not involve any specific development plans, but if approved would allow for a greater intensity of development on the affected land area. Future development that occurs as the result of the proposed map amendment may result in the siltation or other degradation of Stewart Brook, a Class AA-TS stream that flows through the map amendment area. Sloping in the proposed map amendment area may accelerate erosion rates, which increases siltation of receiving water bodies.

i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.
The proposed map amendment does not involve any specific development plans, but if approved could allow for a greater intensity of development on the affected land area. The proposed map amendment area contains Stewart Brook, a protected stream, that flows into Lake George. There appear to be no wetlands within the proposed map amendment area, however there are wetlands present downslope, between the map amendment area and Lake George. An increase in development may affect the water quality of Stewart Brook, which in turn may affect the water quality of Lake George. Erosion and sedimentation may have a deleterious impact on aquatic life, affect any spawning areas, and increase flooding potential.

7. Impacts on Plants and Animals
The proposed action may result in a loss of flora or fauna.

The magnitude of the impacts to flora or fauna will depend on future development that would result from the proposed action, which is unknown at this time. However, a change to Hamlet could allow a significant increase in potential development intensity and change the regulatory threshold for Agency and/or municipal review of projects, and may affect flora and fauna.

The proposed map amendment area is within a mapped potential community of Green Rock Cress (*Borodinia missouriensis*) by the New York Natural Heritage Program. The potential community area is listed as low precision and the last date the species was observed in the area was 1946. Green Rock Cress is a vascular plant in the mustard family listed as threatened by New York State. There are 12 known populations in New York. Since there appears to be plenty of suitable habitat, the causes of this plant's rarity are not well understood.

j. Other impacts.
The action may result in conversion of vacant forest and fields to other uses which may impact local habitats. Approximately 79% of the proposed map amendment area is covered in forest or field/grassland according to the 2025 National Land Cover Database.

9. Impact on Aesthetic Resources
The land use of the proposed action may be different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.

The magnitude of the impacts on aesthetic resources will depend on future development that would result from the proposed action, which is unknown at this time. However, a change to Hamlet could allow a significant increase in potential development intensity and change the regulatory threshold for Agency and/or municipal review of projects, and may affect aesthetic resources.

c. The proposed action may be visible from publicly accessible vantage points seasonally (e.g., screened by summer foliage, but visible during other seasons) and year-round.
Development within the proposed map amendment area may be visible from publicly accessible vantage points (Mohican Road) both seasonally and year round. Portions of the proposed map amendment area are potentially visible from Lake George and Forest Preserve lands.

d. The situation or activity in which viewers are engaged while viewing the proposed action is routine travel by residents, recreational or tourism-based activities.
Development within the proposed map amendment area may be visible from publicly accessible vantage points (Mohican Road) by routine travel, recreation and tourism-based activities. Portions of the proposed map amendment area are potentially visible from Lake George and Forest Preserve lands.

e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.
Development within the proposed map amendment area may be visible from publicly accessible vantage points (Mohican Road) both seasonally and year round and could result in a diminishment of the public enjoyment and appreciation of the scenic and aesthetic resources present. For instance, many visitors to the area travel and recreate on and around Lake George. While the proposed map amendment only includes about 30 feet of road frontage on a residential drive, potential unscreened development in the presently undeveloped area could be detrimental if visible from nearby roads or Lake George. The magnitude of these impacts will depend on future development that could result from approval of the proposed action.

11. Impacts on Open Space and Recreation
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.
Approximately 78% of the proposed map amendment area (roughly 2.5 acres) contain land cover categories that indicate the land is undeveloped. The magnitude of the impacts on open space and recreation resources will depend on future development that would result from the proposed action, which is unknown at this time. However, a change to Hamlet could allow a significant increase in potential development intensity and change the regulatory threshold for Agency and/or municipal review of projects, and may affect open space and recreation.

13. Impacts to Transportation
The proposed action may result in a change to existing transportation systems.

e. The proposed action may alter the present pattern of movement of people or goods
The proposed action may result in a change to existing transportation systems.
The proposed map amendment area is proposed to change from Low Intensity Use to Hamlet, removing the limits on density and compatible uses. If approved, the proposed map amendments would remove overall intensity guidelines and restrictions.

15.Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. The magnitude of the impacts on noise, odor, and light will depend on future development that would result from the proposed action, which is unknown at this time. However, a change to Hamlet could allow a significant increase in potential development intensity and change the regulatory threshold for Agency and/or municipal review of projects, and may affect noise, odor and light.

b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.
Bolton Central School and many residences are located within 1,500 feet of the proposed map amendment area. Future development that occurs as the result of the proposed map amendment may involve blasting.

c. The proposed action may result in routine odors for more than one hour per day.
Sources of odors and air pollution could come from commercial or industrial uses, residential uses if wood is used as a heating source, or from an increase in traffic serving these uses.

d. The proposed action may result in light shining onto adjoining properties.
Future development that occurs as the result of the proposed map amendment could increase light shining onto adjoining properties and an increase in sky-glow brighter than existing area conditions.

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.
Future development that occurs as the result of the proposed map amendment could increase sky-glow brighter than existing area conditions.