

**Town of Willsboro, Essex County, New York
Notice of Completion of Final Generic Environmental Impact Statement
Action: Adoption of a Comprehensive Land Use and Action Plan**

Type 1 Action: Adoption of a Comprehensive Land Use and Action Plan for the Town of Willsboro, Essex County, New York

Location: Town of Willsboro Essex County, New York

Lead Agency and Contact Person:

Town of Willsboro
1 Farrell Road, PO Box 370, Willsboro, NY 12996
Edward P. Hatch, Town Supervisor
Phone: 518-963-8668 Email: edhatch@gmail.com

For Questions or Comments Please Contact and Copy:

James Kinley, Code Enforcement Officer, Town of Willsboro
1 Farrell Road, PO Box 370 Willsboro, New York
Phone: 518-963-7411 Email: codes@willex.com

AND

Ann Ruzow Holland, Ph.D. Community Planning Advisor and Project Consultant
135 Sabousin Drive, Willsboro, New York, 12996
Phone: 518-963-7096 Email: aholland@willex.com

Lead Agency Confirmation Date: March 2, 2012
Date of Resolution to Accept DGEIS: May 9, 2012
Date of Joint SEQRA/Town Adoption Public Hearing: May 30, 2012
Date of Resolution to Accept FGEIS: August 8, 2012
Date of this NOTICE: August 9, 2012

Consideration Period ENDS: September 2, 2012 (Consideration Period ends ten days from the publication date (estimated as August 22, 2012) in the ENB of this Notice that will occur on or about September 2, 2012.)

FGEIS, Comprehensive Plan, and Related Document Availability:

Town of Willsboro Town Offices

On Line:

<http://www.townofwillsboro.com/comprehensive-plan.html>

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. It is also issued pursuant to NYS Town Law Section 272-a 6.(b) (c).

The Town Board of the Town of Willsboro issues this Notice of Completion of the FGEIS in accordance with Section 617.12 under the State Environmental Quality Review Act (SEQRA) to publicly acknowledge that the Town of Willsboro Town Board, acting as SEQRA Lead Agency, accepted the completed Final Generic Environmental Impact Statement (DGEIS) pursuant to Article 8 of the State Environmental Conservation Law for purposes of environmental review of the Action described in this Notice at its August 8, 2012 Town Board meeting. The Town Board compared the final written scope of the FGEIS with the standards contained in Section 617.9 and 617.10 of the SEQRA Regulations and determined that the FGEIS is adequate with respect to its scope and content for the purpose of commencing final environmental review procedures.

The Town Board made the determination on January 25, 2012 that the Proposed Action is a "Type I" Action under the State Environmental Quality Review Act (SEQRA). The Town Board further determined that they wished to serve as Lead Agency for the purposes of this Action and Pursuant to 6 NYCRR Part 617.6(b) (3) of the Regulations of Article 8 of the Environmental Conservation Law of New York State [SEQRA] the Town Board of the Town of Willsboro and declared its intent to serve as Lead Agency for the Action by Resolution adopted by the Town Board on January 25, 2012. A Positive Declaration was also issued on January 25, 2012.

A combined public hearing as allowed under SEQRA and Town Law for DGEIS, Comprehensive Plans, and local land use programs was held on May 30, 2012 and public comment period occurred through June 25, 2012 to receive comment on the Draft GEIS and Comprehensive Plan. An additional public hearing was held on January 28, 2012 to receive comment on the Comprehensive Plan, and while this hearing preceded the SEQRA/Town one, it expanded the public comment period giving citizens, interested organizations and public agencies an extended comment time, rather than the SEQRA minimum. The potential environmental impacts of the action were evaluated in the DGEIS, which was deemed adequate for public review by the Town Board on May 14, 2012. The FGEIS proposes minor amendments to the Town of Willsboro Comprehensive Land Use and Action Plan (revised as Version 26 Rev1 Final) as responses to comments, incorporating factual corrections, clarifications, and modifications. The FGEIS responds to comments received through this process and from January 28, 2012, incorporates corrections to the Town of Willsboro Comprehensive Land Use and Action Plan (now Version 26 Rev1 Final) in response to many of these comments. No substantial modifications of the document were made and specific changes are detailed in the FGEIS.

Through this Notice and publication in the Environmental Notice Bulletin, the Town of Willsboro makes the Final Generic Environmental Impact Statement, the Town of Willsboro Comprehensive Land Use and Action Plan (Version 26) and related land use documents available for public access at the Town of Willsboro Town Offices and on Line: <http://www.townofwillsboro.com/comprehensive-plan.html>.

Summary of Action:

In 2008, pursuant to Town Law, the Town of Willsboro Town Board appointed the Willsboro Comprehensive Plan Steering Committee and directed the members to prepare a comprehensive plan as prescribed by New York State Law. Over the course of the ensuing period, the Town-appointed Steering Committee held periodic public meetings, workshops, and hearings. The Town is moving forward with adoption proceedings according to the procedures prescribed by New York State Law, including the required consultations with the Essex County Planning Board and Farmland Protection Board and a full SEQRA review.

The Comprehensive Land Use and Action Plan (also known as the comprehensive plan) is a blueprint for the future. The Plan incorporates a multi-year, intensive citizen-driven process that includes a comprehensive inventory and analysis, civic input and envisioning. The committee, with consultations from citizens, government officials, organizations, and experts thoroughly reviewed historical, existing, and future conditions and trends affecting the Town for a complete array of demographic, infrastructure, governmental, land use, economic, social, environmental, historical, and cultural concerns. Surveys were initiated and existing studies were reviewed. Key informant interviews were conducted, and public meetings held to gather advice and suggestions. Existing conditions and future trends data were utilized to establish a basis and context for analysis on Willsboro's social, economic, and physical features (See Comprehensive Plan and Chapters 1-4 of the Community Profile and Atlas Bibliographies). From this strong basis of information, stakeholders identified, discussed, and mapped options and alternatives. Each iteration of the plan document considered potential impacts and possible mitigation measures before making draft and final recommendations for action and implementation. (A similar process will be carried out when implementing the zoning amendments and subdivision law implementation.) The Steering Committee framed recommendations for Town action including recommendations for revisions to the zoning, subdivision, and onsite sewage disposal laws. In order to conform the Town's land use laws to the plan, the Town is also in the process of preparing amendments to the zoning ordinance, subdivision law and onsite sewage disposal ordinance that will be based on the comprehensive plan recommendations.

The Proposed Action will facilitate the growth of Willsboro into a diverse and vital community of agriculture, commercial/industrial/manufacturing businesses, small businesses, homes, and recreational opportunities located in an appealing setting with great natural beauty, while providing amenities that attract residents, travelers, shoppers, diners, and vacationers. Recommendations include:

- Protection of scenic, ecological, forest, agricultural, and open space resources
Protection groundwater and surface water
- Concentration of development in the hamlet
- Encouragement of farming and other business sectors
- Promotion of affordable housing and provide an array of housing choices at different price levels

The Comprehensive Land Use and Action Plan address the following subject areas that are discussed in detail in the plan and its supporting appendices:

- Economic Development
- Recreation
- Community Housing Development
- Natural Resources
- Smart Growth
- Existing and Proposed Land Use
- Community Character
- Infrastructure
- Transportation
- Public Facilities and Services

Comprehensive Plan recommendations suggest ways to mitigate growth impacts and improve Willsboro's outlook and character in terms of physical, environmental, social, and economic conditions and trends.

The Draft and Final Generic Environmental Impact Statement and the Town of Willsboro Comprehensive Land Use and Action Plan, together with its appendices that include Chapters 1-4 of the Community Profile and Atlas, are integrated and interrelated documents that together, represent the GEIS process and product. The Town of Willsboro Comprehensive Land Use and Action Plan, together with its appendices that include Chapters 1-4 of the Community Profile and Atlas are incorporated by reference in the FGEIS as if they were set forth in their entirety.

The FGEIS and Town of Willsboro Comprehensive Land Use and Action Plan and all its Appendices can be viewed at <http://www.townofwillsboro.com/comprehensive-plan.html>

Public Notice

The Town of Willsboro will file a Notice of Completion of FINAL Generic Environmental Impact Statement with the New York State Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750 for publication in the ENB. The ENB is accessible on the department's internet web site at <http://www.dec.state.ny.us>

Interested Agencies to receive this notice, the electronic link to the FGEIS and related attachments, and all other subsequent SEQRA information regarding this project is attached in table format.