

# STATEMENT OF FINDINGS

FEBRUARY 10, 1992

## GENERIC ENVIRONMENTAL IMPACT STATEMENT

For

SENECA TURNPIKE (NYS RT 5) - COMMERCIAL DRIVE (NYS RT 5A) -  
MIDDLESETTLEMENT ROAD (NYS RT 5B CTY RT 30)

TOWN OF NEW HARTFORD, NEW YORK  
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Review of an application with respect to the progress of the capital improvement plan will be to determine if there are long range improvements scheduled for the project area and to identify their status.

## II. PROPOSED LAND USE

The proposed land use plan provided for a balance of economic development, natural resource protection, and a practical minimum of public investment.

The upcoming Town Master Plan Update is anticipated to develop comprehensive new zoning and land development regulations by 1993 that can be used to implement the proposed land use plan.

Transitional measures will be required to coordinate development with incremental infrastructure improvements, and allow appropriate development to occur (without a moratorium) before the completion of the new regulations in 1993. Phased land use plans and "temporary" zoning measures need to be considered, along with further study of any development proposals that do not conform to the proposed land use plan.

A mechanism is needed for promoting appropriate development within the study area, acquiring property and "banking" land not otherwise suitable for development. Coordination with existing agencies is the most promising area to explore.

The study area has ample land area to support more development than is projected. This part of town has been a highly desirable location for development in the recent past due to its location within the Utica metropolitan area, the presence of the major retail centers, and the confluence of major highways. This area still remains as a prime location for much of the non-residential development that will occur in New Hartford.

However, the magnitude of development to be planned for this area must be balanced with the environmental quality of the natural systems and the reasonable capacity of the infrastructure. In addition, the more subjective quality of life, or style of development desired by town residents, was an important consideration in developing the land use plan.

In advance of the soon to be updated town master plan, a proposed land use plan was developed for the study area based upon the consultants' experience, staff comments, and planning board review. This is the plan used to project development, impacts, and prepare mitigation measures. It is felt to be a viable plan, but will require discipline in site specific design and implementation of a coordinated capital improvement plan.

#### A. DESCRIPTION OF PROPOSED LAND USE PLAN

The general concepts employed in development of the proposed land use plan were as follows:

- **Maintain the integrity of existing neighborhoods, especially south of Seneca Turnpike and Route 5B, and continue infill with similar development patterns**
- **Focus high activity commercial uses in the Seneca Turnpike and Commercial Drive corridors near Sangertown Square.**
- **Stabilize the transitional residential/commercial uses along Seneca Turnpike west of Par Technology using a planned highway business district to encourage low activity business uses properly designed to minimize potential traffic, safety, and aesthetic impacts.**
- **Encourage low density residential uses north of Seneca Turnpike and west of Woods Road to minimize demands upon municipal services and infrastructure, and to provide a transition from the higher density uses to the more rural areas north and west of Clark Mills.**
- **Provide a low density planned business zone along Woods Road, to take advantage of the regional transportation network and provide a diversified economic development base for the town. Include broad site design controls for sensitive development of this area.**

- Formally designate open space areas, including the wetland and waterway network, to maintain the environmental quality and provide visual relief. Support continued agricultural use of the existing orchards and use agricultural zoning and related measures to support its economic viability.

This plan is shown on Figure IV-B-5 on the following page.