

**Ontario County
Proposed Hopewell Facilities Master Site Development Plan**

Proposed Scope for Draft Generic Environmental Impact Statement

The Ontario County Board of Supervisors has initiated a master planning process for the County's property and facilities located in the Town of Hopewell on County Roads 48 and 46. Commonly referred to as the "Hopewell Complex", the property includes two parcels that total almost 195 acres in size. The property currently includes 8 buildings and a cemetery on County Road 48 and 9 buildings on County Complex Drive. A new County Jail is currently under construction at the County Complex Drive property. The master plan process includes a description of property characteristics; an inventory and assessment of existing facilities and conditions; areas available for future development; future development scenarios; recommendations for addressing issues and guiding future development; and an implementation strategy. The master plan will provide the County with a foundation on which decisions about existing and future development of the property can be made.

This Draft Scope has been prepared in accordance with Part 617, the rules and regulations implementing the New York State Environmental Quality Review Act (SEQR). The Ontario County Board of Supervisors, as lead agency, has determined that the action of adopting a master plan for the Hopewell Complex may have significant environmental impacts and, therefore, a Draft Generic Environmental Impact Statement (DGEIS) will be prepared. Part 617 provides opportunity for "scoping." This is the process by which the Board of Supervisors will identify potentially significant impacts related to master plan adoption and implementation that are to be addressed in the DGEIS. The Board of Supervisors will be conducting a scoping process that includes a public information/scoping meeting to be held on July 16, 2002.

Since most of the requirements of a Draft GEIS are consistent with the content of a master plan, the County will prepare a single document – Draft Hopewell Facilities Master Site Development Plan/ Draft Generic Environmental Impact Statement. This Draft Scope has been organized in accordance with the format of the Draft Master Plan, and includes all the elements for a Draft Scope as required by Part 617.

COVER SHEET

The cover sheet will state that the document is a Draft Master Plan and Draft Generic Environmental Impact Statement, and will include the title and location of the Hopewell Complex, the name and address of the lead agency, the names of the preparers of the Draft Master Plan/DGEIS, a list of Involved and Interested Agencies, the date of completion, and the date by which comments must be submitted.

EXECUTIVE SUMMARY

The executive summary will provide a concise overview of the Draft Master Plan/DGEIS. It will include summaries of the property characteristics and setting, possible future development scenarios and potential constraints to development, recommendations and implementation strategy, adverse environmental impacts and potential mitigation measures.

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Chapter 1: Introduction

This section identifies the proposed action and the general contents of the Draft Master Plan/DGEIS. It describes the process followed in development of the Draft Master Plan/DGEIS. A history of the property development and any historical significance will be provided. The environmental review process under SEQR, as it pertains to this project, will be outlined.

Chapter 2: Physical Site Characteristics & Environmental Setting

This section will describe existing property characteristics and environmental setting including the following components:

- 2.1 General Description of Soils**
- 2.2 Geologic Conditions**
- 2.3 Extraction of Mineral Resources**
- 2.4 Topographic Features**
- 2.5 Hydrologic Conditions (including identification of wetlands and floodplain areas)**
- 2.6 Rare or Endangered Species**
- 2.7 Cultural/Archeological Resources**
- 2.8 Visual Resources**

Chapter 3: Inventory and Assessment of Existing Facilities

This chapter will describe and assess the existing physical and environmental conditions of the property. Once existing conditions are analyzed, alternatives can be identified for dealing with site limitations and ensuring that future development occurs in a manner that enhances the community character.

3.1 Buildings and Sites

Appendix A will inventory all existing buildings and sites located at the Hopewell Complex. The inventory contains location information, building size, year constructed, parking, and uses housed within buildings. Projects included in the Ontario County 2002-2007 Capital Improvement Plan are identified. Discussion on building mechanicals, electrical and plumbing will not be included.

Facility needs will be provided for each building based on visual inspection and interviews with County officials. Minor mitigation measures should be built into the general maintenance program for the Complex. Major mitigation measures need to be implemented through the Capital Improvement Plan process.

3.2 Infrastructure

This section will provide an overview and assessment of the existing water and sewer systems that serve the County property.

3.2.1 Sewer System

Potential impacts determined at this point include:

1. Existing pump station located on County Road 48 is operating at its peak, making it difficult to handle an increase in flow.
2. The existing sewer is operating near its hydraulic capacity. This indicates a need to develop a plan for increased downstream capacity in order to best accommodate future development.

Potential mitigation measures include:

1. Replace pump station 11E at County Road 48
2. Upgrade the Lakeshore Drive Sewer

3.2.2 Water Service

The Hopewell/Canandaigua water district(s) system is not able to supply projected daily water supply demands or achieve the recommended fire flow results for future development.

The water district system must be upgraded to accommodate any additional development at the Complex. The Town of Hopewell and Ontario County are currently examining mitigation measures. This report will incorporate the findings and determinations by the Town and County.

3.3 Utilities

3.3.1 Electric Service

3.3.2 Telephone Service

3.3.3 Natural Gas Service

Increased development of the County's property will increase the demand for electric, telephone, and gas services. This section will describe and assess the existing services and discuss options for addressing deficiencies.

It is recognized that expansion of electric and telephone services is required to accommodate future development. This section will include options and mitigation measures to ensure the appropriate expansions. One example includes construction of a new utility trench along the western border of the County Complex Drive property. This solution has been incorporated into the new jail project and will include telephone, electric and data connectivity lines plus spare conduits available for future upgrades and land development.

3.4 Solid Waste

This section will describe the existing forms of handling waste at the Complex. A preliminary assessment indicates a need to review the location and condition of certain dumpsters. Mitigation measures to improve conditions will be provided.

3.5 Data Connectivity

This section will describe the existing data connectivity for the Complex. Options for continually providing the appropriate level of service to County agencies will be provided.

3.6 Lighting

This section will describe the existing lighting network and make recommendations for improving effectiveness and efficiency. One mitigation measure may include conducting a lighting survey. The purpose of the lighting study is to examine usage to ensure effectiveness and identify possible opportunities for improved efficiency and cost savings (i.e. timers). An outcome of such a study may be recommended policies about shutting lights and equipment in buildings or parking areas off during non-working or non-logical hours.

3.7 Signage

This section will provide an inventory and general assessment of property signs. The assessment will include a list of general concerns identified through visual inspection and discussion with County officials and the general public who visit the Complex. A possible mitigation measure may be development of a master sign program. The purpose of the program is ensure an appropriate balance between building architecture, signage and community aesthetics.

3.8 Stormwater Management

This section will describe the present property drainage conditions, including designating subwatersheds, calculating run-off potential, and direction of surface and subsurface flow. This section will provide a basis for making decisions on improvements to existing stormwater management, measures to address water quantity and quality issues for new or additional construction, and maintenance of existing facilities. Mitigation measures for future development will be provided in Chapter 4: Future Development.

3.9 Landscaping

3.9.1 Adopt-A-Bed Program

3.9.2 Memorial Sites

3.9.3 General Landscaping Areas

This section will describe the existing landscape and visual framework and identify deficiencies and opportunities for improved landscaping. Possible mitigation measures include 1) Continued support for the Adopt-A-Bed and Memorial Sites programs; 2) Development of policies and guidelines for the Memorial Sites

program; 3) Develop a property-wide landscaping plan that helps connect the buildings into a campus-style environment and helps improve neighborhood character by diminishing the stark institutional appearance.

3.10 Transportation Network

3.10.1 On-site Vehicle and Pedestrian Network

3.10.2 Adjacent County and Local Road Network

This section provides an overview and assessment of the transportation network serving the County's property. This section will identify problem areas identified through visual inspection, interviews with County officials and the general public, and reviewing past traffic analyses and investigations. The County Planning Department, Public Works Department and Town of Hopewell will work jointly to identify potential impacts to Town and County roads resulting from further Complex property development. Quality of life issues for neighboring properties will also be considered. It is anticipated that mitigation measures will be identified through this process.

3.11 Emergency Management Services

This section provides a description of the agencies that provide police, fire and ambulance service to the property. This section will describe any problems or concerns that these agencies have identified that may delay or interfere with providing the Complex with proper emergency service. Possible mitigation measures may include updated floor plans and fire escape routes. The County Emergency Management Office is in the process of updating the County Comprehensive Emergency Management Plan and developing emergency response plans for all County buildings.

3.12 Neighborhood Quality of Life

Increased growth and land development affect a community's quality of life and change its character. The Town and County want to accommodate growth and manage it in a way that retains those qualities that make living in the community desirable. This section will identify concerns and impacts that have been raised by Town Residents and Officials. A description of the Hopewell Property Protection Plan resulting from construction of the new County jail will be provided. Potential mitigation measures will be identified.

Chapter 4: Future Development

4.1 Natural Development Constraints

4.1.1 General Building Site Conditions

4.1.2 Permeability and Erodibility

4.1.3 Hydric Soils

This section will discuss potential natural constraints to land development. Soil characteristics that affect permeability and erodibility will be presented. Hydric and potentially hydric soils will be identified. The purpose of this section will be to

“red-flag” areas that may possess soil characteristics that are not conducive to certain types of development and therefore may be more costly to develop.

4.2 Potential Sites for Future Development

This section will identify potential sites for future development. These sites will be primarily chosen based on the physical characteristics and natural development constraints. Environmental impacts and mitigation measures will be considered based on the upper reasonable development limits (or maximum development capacity) of the potential sites.

4.3 Potential Development Scenarios Based on Identified Needs

This section will describe potential development scenarios based on property site characteristics, the inventory and assessment of existing facilities, and interviews with County officials. This section will identify alternatives or other scenarios under consideration. To the extent practicable, environmental impacts and mitigation measures for projects will be considered individually and cumulatively. This will not eliminate the need to conduct SEQR on future development projects. It may, however, identify thresholds which may trigger the need to consider additional mitigation measures.

4.4 Transportation Network

4.4.1 Improvements Already Designed & Anticipated for 2002-2003

4.4.2 Adjacent County and Local Road Network

4.4.3 Additional Options for Improving County Complex Drive

Chapter 3 will provide an overview and assessment of the existing transportation network serving the County's property. This section will identify future improvements that are already anticipated in 2002-2003 and provide additional road improvements and mitigation measures to deal with the deficiencies identified in Chapter 3 and to accommodate future development.

4.5 Emergency Management Services

This section will identify emergency service and public safety issues to be considered when planning for future development. To the extent practicable, the limits and costs associated with providing service to future development will be examined. Mitigation measures and emergency service alternatives will be discussed.

4.6 Neighborhood Quality of Life

Future development will impact the community character. This section will identify issues or concerns expressed by the Town concerning adverse impacts on adjacent properties and the neighborhood resulting from future development. Town concerns and proper mitigation measures need to be continually evaluated through individual project planning phases.

4.7 Landscaping

This section will recognize the importance of landscaping for future development. The property has developed on a piece-meal or as-needed basis. The impact has been no overall coordinated landscape scheme. Future development should include landscaping that that helps connect the many site features and improves overall site attractiveness. Mitigation measures to this goal will be discussed.

4.8 Utilities

Chapter 3 describes and assesses the existing utility network. This section will describe utility needs for future development. Mitigation measures for ensuring proper utility service for future development will be discussed.

4.9 Stormwater Management

This section will review potential stormwater impacts, on a subwatershed basis, that may result from further property development. Mitigation measures for managing increased stormwater management will be provided.

4.10 Capital Improvement Planning Process

This section will describe the Capital Improvement Plan process. This process provides a mechanism to plan, design, construct, and ultimately occupy or use capital projects necessary to pursue the County's mission. This mechanism will be the primary mechanism for financing Master Plan recommendations and mitigation measures.

Chapter 5: Recommendations

This section will provide recommendations for the issues list below. Recommendations will include the preferred alternatives and will include mitigation measures as appropriately identified through the environmental review process.

- 5.1 Buildings and Sites**
 - 5.1.1 General and Preventive Maintenance**
 - 5.1.2 Capital Improvements (New Facilities and Improvements to Existing Facilities)**
- 5.2 Infrastructure**
 - 5.2.1 Sewer System**
 - 5.2.2 Water System**
- 5.3 Utilities**
 - 5.3.1 Electric Service**
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- 5.4 Solid Waste**
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- 5.10.1 On-site Vehicle and Pedestrian Network**
- 5.10.2 Adjacent County and Local Roads**
- 5.11 Emergency Management Services**
- 5.12 Neighborhood Quality of Life**
- 5.13 General Recommendations**

Chapter 6: Implementation Strategy

This section will prioritize and group recommendations into three timing phases (immediate (1-3 years), short-term (4-6 years), and long-term (7-11 years). The section will identify key involved agencies, estimated time frame for completion, and estimated cost range for each recommendation.

Chapter 7: Additional Environmental Review Components

7.1 Unavoidable Adverse Environmental Impacts

This section will provide a description of the unavoidable adverse environmental impacts and include necessary information on the extent, likelihood and long-term consequences of the identified impacts.

7.2 No-Action Alternative

The no-action alternative shall describe the impacts of leaving the Complex in its present state.

7.3 Irreversible and Irretrievable Commitment of Resources

This section will identify or evaluate resources identified in Chapters 2 and 3 that will no longer be available for future use if the Master Plan is implemented.

7.4 Growth Inducement

The secondary impacts that implementation of the Master Plan may have in inducing economic growth or development in the vicinity of the Complex will be discussed in this section.

7.5 Supplemental Environmental Review

This section will outline types of actions or programs that will require additional environmental assessment.

Chapter 8: Comments and Responses

This Chapter will be present in the Final Master Plan/Final Generic Environmental Impact Statement only. It will identify comments received during the public comment period on the Draft Plan/GEIS and will list the agency's response.

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Proposed Appendices

- Appendix A** Building & Site Inventory
- Appendix B** Stormwater Management Run-Off Potential
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