

4. Alternatives

A. No Action

The “No Action” alternative has been examined in relation to the proposed action. This alternative would occur if the Town Board did not adopt the proposed *Comprehensive Plan*.

The No Action alternative would fail to establish Town policies to achieve the community’s goal to protect Lloyd’s rural character and control the rate and configuration of new growth. As summarized in detail in Chapter 2 Subsection B, the *Buildout Analysis* that was conducted during the preparation of the *Comprehensive Plan* (see Appendix A, front pocket) indicates that if the Town were to continue to develop under the current Zoning, farmland and open space are very likely to disappear because the current zoning sets density levels too high and permits residential uses to be spread out across farmland and other large land holdings. Adverse impacts on transportation and the tax base would also result. Continued implementation of the Town’s current Zoning is likely to have significant adverse impacts on the Town over time. Since New York State Town Law requires that “*all town land use regulations must be in accordance with a comprehensive plan*” (§278-a.11), the Town must adopt a new *Comprehensive Plan* with policies and recommendations to amend the Zoning in order to achieve the community’s goal to protect Lloyd’s rural character and quality of life.

The adverse environmental impacts that would result from the no action alternative include the following:

- A continual decline in the agricultural industry with negative impacts on Lloyd’s economy, rural character and quality of life.

CHAPTER 4

- A gradual erosion of Lloyd's open space and rural character resulting from scattered, large lot residential development.
- Increased traffic congestion resulting from the currently permitted density, large lot zoning and separation of uses.
- Negative impacts on the Town's scenic roads resulting from attempts to alleviate traffic congestion through road widenings, and the promotion of strip residential development along the Town's rural roads.
- Degradation of community character and visual resources resulting from the failure to establish adequate standards for building design and site layout, streetscape design, parking, landscaping, signage, and lighting.
- Negative impacts on the scenic quality of ridgelines resulting from a failure to protect these significant ecological and visual areas for inappropriate development.
- Negative impacts on cultural resources resulting from the failure of the current provisions to provide for alternative uses of historic structures and to establish an Historic Preservation Committee to review development proposals that involve these structures.
- Negative impacts on ground and surface water resources, with potential adverse impacts on future growth if an adequate supply of safe drinking water were not assured.
- Increased tax burden on local residents resulting from a land use pattern that is not cost-effective in terms of providing community services, and that would have adverse impacts on the school district resulting from high density development.