

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## **PLANNING BOARD**

**Tuesday, November 10, 2015, 6:30 p.m.**

## **MEETING AGENDA**

---

**MEETING CALLED BY:** Thomas Schwartz  
**BOARD MEMBERS:** Karen Blazey, Richard Gentry, Charles Oyler, Ryan Staychock  
**SECRETARY:** John Robortella  
**STAFF MEMBERS:** Lance Brabant, MRB Group  
Christian Nadler, Planning Board Attorney  
Douglas Finch, Director of Development

---

**Pledge of Allegiance**

**Introduction of Board Members and Staff**

**Overview of Emergency Evacuation Procedure**

**Attest to the Publishing of Legal Notices**

**Privilege of the Floor**

---

CPN-025-15 Core Allstars, representing Bulldog Management, owner of property at 5310 North Street, TM#70.00-1-58.210, re-instatement of a suspended special use permit for failure to obtain a building permit prior to construction.

**SKETCH PLANS:** *None at this time*

**CONTINUED PUBLIC HEARINGS:**

CPN-027-15 RSM West Lake Road LLC, owner of property at 3950 County Road 16, TM#112.00-1-24.100, is requesting final subdivision approval for a 16-lot subdivision in the RLD/SCR-1 zoning districts.

**NEW PUBLIC HEARINGS:** *None at this time*

**CLOSED PUBLIC HEARINGS:** *None at this time*

**FINAL SUBDIVISIONS:** *None at this time*

**CONTINUED PRELIMINARY (PHASED) SITE PLANS:** *None at this time*

**NEW PRELIMINARY (PHASED) SITE PLANS:** *None at this time*

**CONTINUED FINAL (PHASED) / ONE-STAGE SITE PLANS:**

CPN-023-15 Sarah Genecco, owner of property at 1880 NYS Route 332, TM#55.02-1-7.100, is requesting one stage site plan approval for a commercial addition and site modifications in the CC zoning district.

**NEW FINAL (PHASED) / ONE-STAGE SITE PLANS:** *None at this time*

---

## BOARD BUSINESS

- ☐ Approval of October 27, 2015 meeting minutes
- ☐ Referrals to Town Board:
- ☐ Recommendations to Zoning Board of Appeals:
- ☐ Recommendations to the Code Enforcement Officer: *None at this time*
- ☐ Resubdivision / Annexations: *None at this time*
- ☐ Letter of Credit/Bond Releases:
- ☐ Comprehensive Plan – General Discussion
- ☐ Other Business as Required:
  - Mark Tolbert, 3596 Otetiana Point, revised site plan
  - Onsite Wastewater Treatment System Proposed Local Law
  - Update: Padelford Brook Greenway

---

## STAFF REPORTS

### UPCOMING APPLICATIONS

#### NOVEMBER 24, 2015 MEETING:

- CPN-066-15 James Vanderhoof, owner of property at 3490 Sandy Beach Drive, TM#98.15-1-56.000, is requesting one stage site plan approval for a residential addition in the RLD zoning district.
- CPN-081-15 Lakeside Construction, representing Ted O'Bourn, owner of property at 4095 County Road 16, TM#127.05-2-21.000, is requesting one stage site plan approval for the placement of an accessory structure in the RLD zoning district.
- CPN-083-15 Canandaigua Sportsmans Club, owner of property at 5280 Emerson Road, TM#56.00-2-17.000, is requesting one stage site plan approval to place an accessory building in the CC zoning district.
- CPN-086-15 Hank Eiffert, representing Carol Eiffert, owner of property at 3535 NYS Route 364, TM#98.19-1-20.000, is requesting single stage subdivision approval for a three-lot subdivision in the R-1-20 zoning district.
- CPN-087-15 Brawdy Construction, representing Joseph Fitzpatrick Trust, owner of property at 4629 County Road 16, TM#140.11-1-9.000, is requesting one stage site plan approval to place rip rap shoreline in the RLD zoning district.
- CPN-089-15 DVC, Inc., representing Richard Sands, owner of property at 4947 County Road 16, TM#154.06-1-7.100, is requesting one stage site plan approval for an addition to a dwelling in the RLD zoning district.
- CPN-093-15 New Energy Works, representing Daniel Hoffend, owner of property at 4853 County Road 16, TM#140.18-1-6.000, is requesting one stage site plan approval to tear down and reconstruct a dwelling in the RLD zoning district.
- CPN-094-15 Venezia Associates, representing Corey Westbrook, owner of property at 4118 Onnalinda Drive, TM#113.17-1-31.000, is requesting single stage subdivision approval for a two-lot subdivision in the RLD zoning district.
- CPN-096-15 Fisher Associates, representing Daniel & Konstanze Wegman, owner of property at 4895 County Road 16, TM#140.18-1-10.100, are requesting one stage site plan approval to install a swimming pool and septic system in the RLD zoning district.

## ADJOURNMENT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES FOR RSM WEST LAKE LLC  
THE RESIDENCES AT WEST LAKE ROAD  
CPN-027-15 TM# 112.00-1-24.100  
AMENDED (PHASED) FINAL SUBDIVISION PLAN APPROVAL - CONTINUATION

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering an Amended (Phased) Final Subdivision Plan approval to subdivide the 61 single-family lots into 16 single-family lots, with 7 lots in the SCR-1 and 9 within the RLD, a similar road alignment, preservation of open space areas, utility improvements including water, sanitary, storm sewers, and stormwater management areas as described on the subdivision plans dated May 2015, last revised July 31, 2015 and all other relevant information submitted as of November 10, 2015 (the current application), and

**WHEREAS**, the New York State Department of Environmental Conservation (NYSDEC) issued a comment letter dated August 10, 2015 to the applicant requesting the subdivision plans be revised to address their comments to remain eligible for coverage under the Construction Stormwater General Permit; and

**WHEREAS**, the Planning Board has requested revised subdivision plans be provided; and

**WHEREAS**, the Planning Board cannot act on this application until the requested information by the NYSDEC has been addressed and revised subdivision plans provided; and

**WHEREAS**, the Planning Board cannot make the findings required by §220-71(B) that the proposal clearly and accurately describes the existing conditions as well as the proposed development of same; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to table the application and continue the Public Hearing to their **Tuesday, November 24, 2015** Planning Board Meeting.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the November 10, 2015 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL  
SEQR – DETERMINATION OF SIGNIFICANCE

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of the existing buildings and frame structures, and the construction of a 5,560 square foot commercial building, the construction of two 4,400 square foot retail buildings, and a 2,500 square foot retail building, including 187 parking spaces, utility and lighting improvements, and stormwater mitigation on a 7.488 acre site located at 1880 NYS Route 332 in the CC District and as described on the site plans dated September 18, 2015, last revised October 22, 2015 and all other relevant information submitted as of November 10, 2015 (the current application), and

**WHEREAS**, the Planning Board has reviewed the Full Environmental Assessment Form Part 1, prepared by the applicant on the above referenced Flowers by Stella & Retail Development application (hereinafter referred to as Action); and

**WHEREAS**, the Planning Board determines that said Action is classified as an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

**WHEREAS**, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

**WHEREAS**, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Full Environmental Assessment Form Part 1; and

**WHEREAS**, the Planning Board has completed Part 2 and Part 3 of the Full Environmental Assessment Form; and

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

**BE IT FURTHER RESOLVED** that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL  
SEQR – DETERMINATION OF SIGNIFICANCE

- habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
  - (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
  - (v) the site is located within an identified archaeological sensitive area and the applicant is coordinating with SHPO to receive a No Impact letter;
  - (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
  - (vii) there will not be any hazard created to human health;
  - (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
  - (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
  - (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
  - (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
  - (xii) there are not two or more related Actions which would have a significant impact on the environment.

**BE IT FURTHER RESOLVED**, based upon the information and analysis above and the supporting documentation referenced above, the proposed Action **WILL NOT** result in any significant adverse environmental impacts.

**BE IT FINALLY RESOLVED** that the Planning Board does hereby make a Determination of Non-Significance on the proposed development, and the Planning Board Chairman is hereby directed to sign the Full Environmental Assessment Form Part 3 and issue the Negative Declaration as evidence of the Planning Board's determination.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL  
SEQR – DETERMINATION OF SIGNIFICANCE

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the November 10, 2015 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Flowers by Stella		
Project Location (describe, and attach a general location map): 1880 Rochester Road, Rt. 332, Canandaigua NY 14425		
Brief Description of Proposed Action (include purpose or need): Construction of a 16,860 SF retail flower shop and other retail space on 7.488 acres (2 lots combined), with associated parking, utility connections, landscaping and drainage facilities. Existing buildings on the site will be demolished. Three existing entrances to the site will remain. Two of those will be widened.		
Name of Applicant/Sponsor: Sarah Genecco		Telephone: 585-394-1025
		E-Mail: infostellasflorist@gmail.com
Address: 1880 Rochester Road, Rt. 332		
City/PO: Canandaigua	State: NY	Zip Code: 14425
Project Contact (if not same as sponsor; give name and title/role): Douglas C. McCord		Telephone: 585-218-0300
		E-Mail: dmccord@mccordla.com
Address: 2129 Five Mile Line Road		
City/PO: Penfield	State: NY	Zip Code: 14526
Property Owner (if not same as sponsor): Same as Applicant		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town Planning Board	September 18, 2015
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Town Zoning Board of Appeals	September 18, 2015
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Canandaigua-Farmington Sewer and Water District	N/A
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ontario County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS Dept. of Transportation	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

---



---



---

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

---



---



---



### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

CC - Community Commercial

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?

☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site?

### C.4. Existing community services.

a. In what school district is the project site located? Canandaigua Central School District

b. What police or other public protection forces serve the project site?

Ontario County Sheriff

c. Which fire protection and emergency medical services serve the project site?

Canandaigua Fire Department

d. What parks serve the project site?

Town of Canandaigua Parks and Recreation. Outhouse Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 7.488 acres

b. Total acreage to be physically disturbed? 4.73 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? W and N: > 120 acres

c. Is the proposed action an expansion of an existing project or use?

☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision?

☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed?

☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will proposed action be constructed in multiple phases?

☐ Yes ☒ No

i. If No, anticipated period of construction:

6 months

ii. If Yes:

- Total number of phases anticipated

- Anticipated commencement date of phase 1 (including demolition) month year

- Anticipated completion date of final phase month year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☐ Yes ☒ No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

---

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No  
 If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 35 height; 90 width; and 170 length

iii. Approximate extent of building space to be heated or cooled: 16,860 square feet

---

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

---

**D.2. Project Operations**

---

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

---

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

---

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 2000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No  
If Yes:

- Name of district or service area: Canandaigua Farmington Water and Sewer District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

---

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 2000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No  
If Yes:

- Name of wastewater treatment plant to be used: 1216 McMahon Road Sewage Treatment plant
- Name of district: Canandaigua-Farmington Sewer and Water
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or <u>2.97</u> acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or <u>7.488</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>None</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="margin-left: 40px;"><u>On site stormwater management facilities</u></p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend  
☐ Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
Not known \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Local utility \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

---

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 7am - 6pm
- Saturday: \_\_\_\_\_ 7am - 6pm
- Sunday: \_\_\_\_\_ none
- Holidays: \_\_\_\_\_ none

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 8am to 7 pm
- Saturday: \_\_\_\_\_ 8am to 7 pm
- Sunday: \_\_\_\_\_ 12am to 6 pm
- Holidays: \_\_\_\_\_ 8am to 7 pm except Christmas

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>LED source "cut-off", night sky compliant, light fixtures mounted at 20-23 ft. ht. all directed down. No light pole is located closer than 90 ft. to the nearest off-site structure.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.09	2.97	
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.40	4.52	
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam? ☐ Yes ☒ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No  
☐ Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_



v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>							
<b>E.2. Natural Resources On or Near Project Site</b>							
a. What is the average depth to bedrock on the project site?	8-12 feet						
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %							
c. Predominant soil type(s) present on project site:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Lakemont Silty Clay Loam</td> <td style="text-align: right; border-bottom: 1px solid black;">35 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Odessa Silt Loam</td> <td style="text-align: right; border-bottom: 1px solid black;">65 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: right; border-bottom: 1px solid black;">%</td> </tr> </table>	Lakemont Silty Clay Loam	35 %	Odessa Silt Loam	65 %		%
Lakemont Silty Clay Loam	35 %						
Odessa Silt Loam	65 %						
	%						
d. What is the average depth to the water table on the project site? Average: _____ feet							
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site							
<input type="checkbox"/> Moderately Well Drained: _____ 30 % of site							
<input type="checkbox"/> Poorly Drained _____ 70 % of site							
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 95 % of site							
<input checked="" type="checkbox"/> 10-15%: _____ 5 % of site							
<input type="checkbox"/> 15% or greater: _____ % of site							
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
If Yes, describe: _____							
h. Surface water features.							
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.							
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input type="checkbox"/> No						
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:							
• Streams: Name _____	Classification _____						
• Lakes or Ponds: Name _____	Classification _____						
• Wetlands: Name _____	Approximate Size _____						
• Wetland No. (if regulated by DEC) _____							
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>							
If yes, name of impaired water body/bodies and basis for listing as impaired: _____							
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
j. Is the project site in the 100 year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
k. Is the project site in the 500 year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
If Yes:							
i. Name of aquifer: _____							

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Groundhogs</td> <td style="width: 33%; border-bottom: 1px solid black;">Field Mice</td> <td style="width: 33%; border-bottom: 1px solid black;">Native bird species</td> </tr> <tr> <td style="border-bottom: 1px solid black;">deer</td> <td style="border-bottom: 1px solid black;">foxes</td> <td style="border-bottom: 1px solid black;">squirrels</td> </tr> </table>			Groundhogs	Field Mice	Native bird species	deer	foxes	squirrels
Groundhogs	Field Mice	Native bird species						
deer	foxes	squirrels						
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>								
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>								
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>								
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>								
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>								
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>								
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site: _____</p> <p>ii. Source(s) of soil rating(s): _____</p>								
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>								
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>								

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): Project located within an 'Archeo-sensitive' area according to the New York State Historic Preservation Office</li> <li>ii. Basis for identification: SHPO Cultural Resource Information System</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: _____</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</li> <li>iii. Distance between project and resource: _____ miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

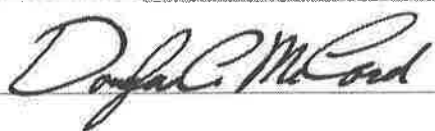
#### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Douglas C. McCord

Date 11/5/2015

Signature



Title Owner - McCord Landscape Architecture, PLLC

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]	
Project :	Flower's by Stella
Date :	November 10, 2015

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>2. Impact on Geological Features</b> The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>3. Impacts on Surface Water</b> The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
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.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

#### 4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

☒ NO

☐ YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

☒ NO

☐ YES

(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g  D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>  <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <span style="float: right;"><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</span> <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>



<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> 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. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

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

☐ NO☒ YES

(See Part 1. D.2.j)

*If "Yes", answer questions a - g. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Mobile Road modifications and Site Improvements</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.

☒ NO☐ YES

(See Part 1. D.2.k)

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO☒ YES

(See Part 1. D.2.m., n., and o.)

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The Planning Board, as the designated lead agency for this Action, under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the development of the proposed project. Based upon this evaluation, the Planning Board, in a separate resolution adopted on Tuesday, November 10, 2015 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
Project Site Plans and the EAF Part 2 & 3 supporting information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Canandaigua Planning Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Flowers by Stella's

Name of Lead Agency: Town of Canandaigua Planning Board

Name of Responsible Officer in Lead Agency: Thomas Schwartz

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency:

Date: November 10, 2015

Signature of Preparer (if different from Responsible Officer)

Date: November 10, 2015

**For Further Information:**

Contact Person: Doug Finch, Director of Development - Town of Canandaigua

Address: 5440 Route 5 & 20 West, Canandaigua, NY 14424

Telephone Number: 585-392-1120

E-mail: [dod@townofcanandaigua.org](mailto:dod@townofcanandaigua.org)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
CPN 023-15 TM# 55.02-1-7.100

**FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) PART 3 & SUPPORTING INFORMATION TO  
THE EAF PART 2**  
**(Provide a detailed response/ supporting information on a separate sheet)**

---

**IDENTIFIED POTENTIAL SMALL IMPACT**

**1. IMPACT ON LAND**

**e. The proposed action may involve construction that continues for more than one year or in multiple phases.**

- Please clarify the phasing of this project, what structures are proposed now and in the future. Please clarify how the phasing may or may not impact the neighboring properties during construction.

**f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal.**

- Discuss how the project site will be protected during construction. Detail the proposed erosion and sediment control measures, drainage improvements (including green infrastructure measures), and landscaping to be provided to mitigate this potential impact for during and after construction.
- Explain how the project will be designed to meet the Town of Canandaigua and NYSDEC drainage and erosion & sediment control requirements.

\* All other items within this section have been identified as - No Impact.

**10. IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

**b. Proposed Action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) Archeological Site Inventory.**

- According to the NYS Office of Parks, Recreation and Historic Preservation, the project site is within a designated archaeological sensitive area. The applicant is to coordinate with SHPO and provide all correspondences to the Town of Canandaigua.
- A “No Effect” letter from the State Historic Preservation Office (SHPO) is required prior to issuance of building permits.

\* All other items within this section have been identified as - No Impact.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
CPN 023-15 TM# 55.02-1-7.100

**FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) PART 3 & SUPPORTING INFORMATION TO  
THE EAF PART 2  
(Continued)**

---

**13. IMPACT ON TRANSPORTATION**

**e. Other Impacts.**

- Discuss how the site and neighboring areas will/ will not be impacted by the construction vehicles during construction or by the vehicles accessing the site once constructed
- Discuss the comments received from NYS Department of Transportation regarding their review of this application.

\* All other items within this section have been identified as - No Impact.

**15. IMPACT ON NOISE, ODOR, AND LIGHT**

**a. The proposed action may produce sound above noise levels established by local regulation.**

- Discuss when and how often this action would produce noise levels above the levels established by the Town.

\* All other items within this section have been identified as - No Impact.

November 5, 2015

MRB Group, Inc.  
The Culver Road Armory  
145 Culver Road, Suite 160  
Rochester, New York 14620  
ATTN: Lance Brabant

RE: Flowers by Stella Site Plan Approval

Lance,

In answer to your EAF Part II and Part III questions and the "Identified potential small impact", please consider the following:

*1. Impact on Land; e. The proposed action may involve construction that continues for more than one year or in multiple phases.*

*Please clarify the phasing of this project, what structures are proposed now and in the future. Please clarify how the phasing may or may not impact the neighboring properties during construction.*

The project will not be phased. The existing Stellas store (south end of existing building) will remain in place until the new Stellas is completed. Upon completion of the new store and move-in, the existing Stellas would be demolished and construction of the second building would commence.

*f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal.*

*Discuss how the project will be protected during construction. Detail the proposed erosion and sediment control measures, drainage improvements (including green infrastructure measures), and landscaping to be provided to mitigate this potential impact for during and after construction.*

A full description of Storm Water Pollution Protection is included with the submitted SWPPP and is shown on the Grading and Erosion Control Plan. A landscape plan has been submitted defining and specifying areas to receive permanent seeding and groundcover.

*Explain how the project will be designed to meet the Town of Canandaigua and NYSDEC drainage on erosion & sediment control requirements.*

Again, a full SWPPP and a Grading and Erosion Control Plan have been submitted identifying all methods of erosion control and stormwater management.

*b. Proposed Action may occur wholly or partially contiguous to, an area designated as sensitive for archeological sites on the NY State Historic Preservation Office (SHPO) Archeological Site Inventory.*

*According to the NYS Office of Parks, Recreation and Historic preservation, the project site is within a designated archeological sensitive area. The applicant is to coordinate with SHPO and provide all correspondence to the Town of Canandaigua.*

*A "No Effect" letter from the State Historic Preservation Office (SHPO) is required prior to issuance of building permits.*

We have submitted the required request for a letter of "No Effect" and fully expect this letter will be forthcoming soon from SHPO.

*e. Other Impacts.*

*Discuss how the site and neighboring areas will/will not be impacted by the construction vehicles during construction or by the vehicles accessing the site once constructed.*

A Stabilized Construction Entrance is to be constructed just west of the Mobile Road (private) entrance to keep construction vehicles off most of this driveway for much of the duration of construction. Mobile Road is to be widened and improved from its current gravel condition to serve as an entrance to the new development and continuing on to the residential properties beyond. Residents of Mobile Road will experience an increase in traffic on this driveway upon completion of the project which is owned by the developer of the new Stellas.

*Discuss the comments received from the NYS Department of Transportation regarding their review of this application.*

See the following:

*Will Mobile Road become a dedicated road? The plans say it is a private road. If becoming public, it is coming out of its boundaries onto the property to the north, unless that is also Town owned.*

Mobile Road will continue to be a private road and is owned entirely by the developer, Sarah Genecco, including the land immediately to the north.

*On the subject of Mobile Road, the plans show it going right through one of the State's right-of-way monuments. That would require a different property pin device to denote the corner of the ROW.*

We understand and will install a new property pin device as might be suitable and as desired by the NYSDOT.

*I do not understand the purpose of shifting Mobile Road to the north, just west of Route 332. This may cause tractor trailers coming into Mobile Road to cut the corner so it can make the turn. That could start breaking down the shoulder edge of Route 332. I would like to see some turning templates showing me they can make that turn with the appropriate design vehicle.*

The shifting of the road slightly to the north permits a more suitable layout of parking and stormwater facilities on the front portion of the site. We will submit the requested turning radius templates showing that the driveway works in the manner desired by NYSDOT.

*With this being turning movements both in and out, perhaps a ONE WAY sign would be needed in the middle of the median so vehicles do not turn north into the southbound lanes.*

We will furnish a "ONE WAY" sign as may be specified by the NYSDOT and note that there are no such signs for other similar 2-way driveways within quite a distance in either direction from Mobile Road.

*I do not see any issues with the existing Stella's entrance.*

*Any work that is to occur in the State ROW would need a permit.*

We will obtain the requested permit and have started the process with this submittal.

#### *15. Impact on Noise, Odor, and Light*

*a. The proposed action may produce sound above noise levels established by local regulation.*

*Discuss when and how often this action would produce noise levels above the levels established by the Town.*

The proposed action is not expected to produce noise levels above the levels established by the Town.

Please do not hesitate to call if you have any additional questions.

Sincerely,



Douglas C. McCord  
cc: Sarah Genecco, Doug Finch

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the demolition of the existing buildings and frame structures, and the construction of a 5,560 square foot commercial building, the construction of two 4,400 square foot retail buildings, and a 2,500 square foot retail building, including 187 parking spaces, utility and lighting improvements, and stormwater mitigation on a 7.488 acre site located at 1880 NYS Route 332 in the CC District and as described on the site plans dated September 18, 2015, last revised October 22, 2015 and all other relevant information submitted as of November 10, 2015 (the current application), and

**WHEREAS**, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

**WHEREAS**, on November 10, 2015 the Planning Board, serving as lead agency made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

**WHEREAS**, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Single-Stage Site Plan Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. The comments within the Town Engineer's letter dated November 11, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
4. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL

5. A landscaping surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.
6. The administrative lot line adjustment plan is to be signed by the Planning Board Chairman prior to the Chairman's signature being affixed to the Final Site Plans.
7. All comments from the Canandaigua-Farmington Water & Sewer District regarding their review of this application are to be addressed and the Superintendents signature affixed to the Site Plans prior to the Planning Board Chairman signing the Site Plans.
8. An application for backflow prevention and supporting documentation is to be provided to the NYS Department of Health for review and approval prior to issuance of a building permit.
9. Prior to the issuance of a Certificate of Occupancy, an approval from the NYS Department of Transportation regarding there review of this application is to be provided to the Town of Canandaigua Development Office.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the November 10, 2015 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL

1. The Planning Board is considering an application for a Single-Stage Site Plan approval for the demolition of the existing buildings and frame structures, and the construction of four (4) new retail buildings on a 7.488 acre site located at 1880 NYS Route 332 in the CC District.
2. The Planning Board reviewed site plans dated September 18, 2015, last revised October 22, 2015 and all other relevant information submitted as of November 10, 2015.
3. The project includes the construction of a 5,560 square foot commercial building (Flowers by Stella), the construction of two 4,400 square foot retail buildings, and a 2,500 square foot retail building, including 187 parking spaces, utility and lighting improvements, and stormwater mitigation.
4. The project was reviewed in compliance with applicable procedural requirements including a coordinated review pursuant to State Environmental Quality Review Act (SEQRA) and the Town of Canandaigua Planning Board's Rules of Procedure.
5. The Planning Board has classified the project as an Unlisted Action pursuant to Part 617.6(b)(4) of the State Environmental Quality Review (SEQR) Regulations.
6. A Full Environmental Assessment Form (EAF) Part 1 was completed by the Applicant and provided for review.
7. The EAF Part 2 and Part 3 were completed by the Planning Board.
8. A "No Impact" letter from SHPO is to be provided to the Development Office.
9. The Planning Board declared themselves as lead agency and made a SEQR Determination of Significance and issued a Negative Declaration, concluding SEQR.
10. The application includes modification to Mobile Road (Private Drive).
11. The application will require the approval from NYSDOT regarding the proposed improvements along the NYS Route 332 right-of-way.
12. Four (4) entrances are proposed to the site, with two (2) proposed off Mobile Road, one (1) proposed off NYS Route 332 and one (1) off Purdy Road.
13. No variances are required for this project.
14. The project is serviced by existing public sanitary sewer and water off NYS Route 332 (Canandaigua-Farmington Water & Sewer District).
15. An approval from Canandaigua-Farmington Water & Sewer District is required.
16. This application was referred to the following agencies for review and comment:
  - Tad Gerace, Ontario Soil & Water Conservation District
  - John Berry, Canandaigua Lake County Sewer District
  - William Wright, Ontario County DPW

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
SARAH GENECCO – COMMERCIAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL

- David Degear, Canandaigua-Farmington Water & Sewer District
  - Greg Trost, NYSDOT
  - Town Environmental Conservation Board
  - James Fletcher, Town Highway Superintendent
  - MRB Group, Town Engineer
  - Ontario County Planning Board
  - Ontario County Ag Review Board
  - Geoff Brennessel, NYSEG
  - Wayne Dunton, RG&E
  - Mark Marentette, Chief, City Fire Dept.
  - Sheryl Robbins, P.E. NYSDOH
  - Carleen Pierce, Canandaigua City School District
  - Neighboring Community: Town of Farmington
17. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received dated October 14, 2015.
  18. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
  19. A comment letter dated November 6, 2015 regarding the site plans was received from the Town Engineer.
  20. A comment letter from the Town Highway Superintendent dated October 6, 2015 was received.
  21. Comments from Canandaigua Lake County Sewer District in an email dated October 13, 2015 were received.
  22. Comments from NYSDOH in an email dated September 25, 2015 were received.
  23. Comments from Ontario Soil & Water Conservation District in an email dated September 28, 2015 were received.
  24. The Town of Farmington in a letter dated October 1, 2015 acknowledged receipt of the application and discussed it at the October 7, 2015 Planning Board meeting and provided no comments.
  25. The Planning Board has reviewed all of the above referenced comments and has considered them as part of their review of the application.



TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
SARAH GENECCO – COMMERICAL ADDITION & SITE MODIFICATIONS  
1880 NYS ROUTE 332  
FLOWERS BY STELLA & RETAIL DEVELOPMENT  
CPN 023-15 TM# 55.02-1-7.100  
SINGLE-STAGE SITE PLAN APPROVAL

26. The Planning Board discussed site lighting with the applicant requiring that all lighting is to comply with the Town Code requirements including dark sky compliant.
27. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided.
28. The Planning Board discussed the need for a landscaping surety estimate to be provided.
29. An administrative lot line adjustment plan is to be approved prior to the signing of the Final Site Plans.
- 30.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
DESIGN WORKS FOR MARK TOLBERT  
GARAGE AND PARKING ADDITION  
3596 OTETIANA POINT  
CPN 029-15 TM# 98.19-1-14.000  
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Amended Single-Stage Site Plan approval depicting revised grading along the west side of the garage and along the driveway and as described on the amended site plans dated October 1, 2015 and all other relevant information submitted as of November 10, 2015 (the current application); and

**WHEREAS**, the Planning Board at their July 28, 2015 meeting granted single-stage site plan approval for the construction of a 504 sq.ft. attached garage and mudroom, a 380 sq.ft. driveway and sidewalk, and a 400 sq.ft. second floor addition to the existing single-family dwelling located at 3596 Otetiana Point in the Residential Lake District RLD; and

**WHEREAS**, the Planning Board at the July 28, 2015 meeting completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA) and classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

**WHEREAS**, the Planning Board at their July 28, 2015 meeting did review and consider the Ontario County Planning Board's Referral Recommendation for application #71-2015 dated June 10, 2015; and

**WHEREAS**, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. The Single-Stage Site Plan Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. The site plans are to be resigned and dated by the Planning Board Chairman once all conditions have been met.
3. The location of the existing sanitary sewer lateral is to be verified. If located beneath the proposed garage addition or the driveway improvements an approval from the Canandaigua Lake County Sewer District will be required prior to issuance of a certificate of occupancy.
- 4.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
DESIGN WORKS FOR MARK TOLBERT  
GARAGE AND PARKING ADDITION  
3596 OTETIANA POINT  
CPN 029-15 TM# 98.19-1-14.000  
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the November 10, 2015 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
DESIGN WORKS FOR MARK TOLBERT  
GARAGE AND PARKING ADDITION  
3596 OTETIANA POINT  
CPN 029-15 TM# 98.19-1-14.000  
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Amended Single-Stage Site Plan approval depicting revised grading along the west side of the garage and along the driveway and detailed on site plans dated October 1, 2015 and all information submitted as of November 10, 2015.
2. The Planning Board at their July 28, 2015 meeting granted single-stage site plan approval for the construction of a 504 sq.ft. attached garage and mudroom, a 380 sq.ft. driveway and sidewalk, and a 400 sq.ft. second floor addition to the existing single-family dwelling located at 3596 Otetiana Point in the Residential Lake District RLD.
3. The Planning Board classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations at the July 28, 2015 meeting.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. The original application was referred to the following agencies and Staff for review and comment:
  - Ontario County Planning Board
  - Ontario County Ag Review Board
  - Jim Fletcher, Town of Canandaigua Highway & Water Superintendent
  - George Barden, Watershed Inspector
  - Kevin Olvany, Canandaigua Lake Watershed program Manager
  - John Berry, Canandaigua Lake County Sewer District
  - William Wright, Ontario County DPW
  - Greg Trost, NYSDOT
  - Town Environmental Conservation Board
  - MRB Group, Town Engineer
  - Dennis Brewer, Parks & Recreation Board
  - Geoff Brennessel, NYSEG
  - Wayne Dunton, RG&E
  - Mark Marentette, Chief, City Fire Dept.
  - Harold Kepper, ACOE
  - Paul Damato, Regional Director, NYSDEC
  - Carleen Pierce, Canandaigua City School District
  - Town of Gorham

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
DESIGN WORKS FOR MARK TOLBERT  
GARAGE AND PARKING ADDITION  
3596 OTETIANA POINT  
CPN 029-15 TM# 98.19-1-14.000  
AMENDED SINGLE-STAGE SITE PLAN APPROVAL

6. A referral (referral #71-2015) to the Ontario County Planning Board (OCPB) was required and reviewed at the May 28, 2015 board meeting.
7. Ontario County Planning Board reviewed the application and made a recommendation of Denial.
8. No variances are required.
9. Comments were received from the Canandaigua Lake Watershed Program Manager dated June 10, 2015.
10. Comments were received from MRB dated July 24, 2015.
11. Comments were received from the John Berry of Canandaigua Lake County Sewer District dated June 9, 2015.
12. Comments were received from the Town of Canandaigua ECB dated June 4, 2015.
13. The Planning Board reviewed and considered all comments offered.
14. The project is located within the RLD and on Canandaigua Lake, therefore the Planning Board discussed the character of the proposed shoreline in relation to the Town's Shoreline Development Guideline requirements.
15. A letter dated July 28, 2015 was provided to the Planning Board from Design Works regarding compliance with the Shoreline Development Guidelines.
16. A note shall be added to the site plan indicating that the actions proposed in the Shoreline Guidelines Compliance letter from Design Works, dated July 28, 2015, shall be completed prior to a Certificate of Compliance being issued.
17. The Planning Board determined that the proposed project meets the Town's Shoreline Development Guideline requirements.
18. A Landscaping and Soil Erosion Surety was required by the Planning Board and approved by the Town in the amount of \$4,800.00.
19. A note was added to the site plans indicating that the actions proposed in the Shoreline Guidelines Compliance letter from Design Works, dated July 28, 2015, are to be completed prior to a Certificate of Compliance being issued.
20. The amended site plans depict a revised slab elevation for the proposed garage at 99.0' where the approved plans depicted an elevation of 99.33'.
21. The amended site plans depict a landscape boulder retaining wall along the west side of the driveway with a top of wall elevation at 99.0'.
22. The landscaped boulder retaining wall is considered a structure by Town Code and is within the setback requirements.
23. The roof leaders for the garage have been extended to the front of the garage and shown to discharge to the proposed side yard swale away from the neighboring property.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC  
ARTISAN MEATS BOILER ROOM ADDITION  
2640 BRICKYARD ROAD  
CPN 098-15 TM# 70.00-1-141.100  
SINGLE-STAGE SITE PLAN APPROVAL  
SEQR RESOLUTION – TYPE II ACTION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 1,520 square foot boiler room addition to the existing 18,706 square foot structure (Artisan Meats) located within the Industrial (I) zoning district and situated on 4.46 acres of land and as described on the site plans dated October 30, 2015 and all other relevant information submitted as of November 10, 2015 (the current application), and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**BE IT FURTHER RESOLVED THAT**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

**BE IT FINALLY RESOLVED THAT**, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the November 10, 2015 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC  
ARTISAN MEATS BOILER ROOM ADDITION  
2640 BRICKYARD ROAD  
CPN 098-15 TM# 70.00-1-141.100  
SINGLE-STAGE SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for the construction of a 1,520 square foot boiler room addition to the existing 18,706 square foot structure (Artisan Meats) located within the Industrial (I) zoning district and situated on 4.46 acres of land and as described on the site plans dated October 30, 2015 and all other relevant information submitted as of November 10, 2015 (the current application), and

**WHEREAS**, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

**WHEREAS**, the Planning Board has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board hereby ☐ Approves without Conditions; ☒ Approves with the following Conditions; or ☐ Denies the application for the following reasons:

1. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. The comments within the Town Engineer's letter dated November 5, 2015 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
3. An approval from the Canandaigua Lake County Sewer District regarding their review of the proposed sanitary sewer improvements will be required prior to issuance of a certificate of occupancy.
4. All comments from the Canandaigua-Farmington Water District regarding their review of this application are to be addressed and the Superintendents signature affixed to the Site Plans prior to the Planning Board Chairman signing the Site Plans.
5. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.
6. A landscaping surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and accepted by the Town Board prior to the issuance of building permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC  
ARTISAN MEATS BOILER ROOM ADDITION  
2640 BRICKYARD ROAD  
CPN 098-15 TM# 70.00-1-141.100  
SINGLE-STAGE SITE PLAN APPROVAL

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 10, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oyler -  
Karen Blazey -  
Ryan Staychock -  
Thomas Schwartz -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the November 10, 2015 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.



TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
ERDMAN & ANTHONY FOR BRUNNER PROPERTIES, LLC  
ARTISAN MEATS BOILER ROOM ADDITION  
2640 BRICKYARD ROAD  
CPN 098-15 TM# 70.00-1-141.100  
SINGLE-STAGE SITE PLAN APPROVAL

1. The applicant has submitted plans for Single-Stage Site Plan approval for the construction of a 1,520 square foot boiler room addition to the existing 18,706 square foot structure (Artisan Meats) located within the Industrial (I) zoning district and situated on 4.46 acres of land.
2. The Planning Board reviewed site plans dated October 30, 2015 and all other relevant information submitted as of November 10, 2015.
3. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations.
4. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
5. This application was referred to the following agencies and Staff for review and comment:
  - Dave Degear, Canandaigua-Farmington Water District
  - John Berry, Canandaigua Lake County Sewer District
  - MRB Group, Town Engineer
6. No variances are required.
7. No comments were provided by Canandaigua Lake County Sewer District.
8. No comments were provided by the Canandaigua-Farmington Water District.
9. Comments were received from MRB dated November 5, 2015.
10. The Planning Board has reviewed and considered all comments offered.
11. The Planning Board discussed the need for a Landscaping Surety and a Soil Erosion Surety to be provided.