DRAFT ENVIRONMENTAL IMPACT STATEMENT

Everwilde Inn & Spa

Seneca Point Road
Town of South Bristol, Ontario County

Lead Agency: Town of South Bristol Town Board
Town of South Bristol
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Naples, NY 14512

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1 Summary of Statement

This Draft Environmental Impact Statement (DEIS) has been prepared in compliance with the requirements under the New York State Environmental Quality Review Act (SEQR) and its implementing regulations at 6 NYCRR Part 617. It has been prepared at the request of the Town of South Bristol Town Board acting as Lead Agency for the coordinated environmental review of this Type 1 Action, as detailed in the Positive Declaration contained in Appendix A.

The pending action by the Lead Agency is the rezoning of the approximately 45.7 acre project site to a Planned Development (PD) zoning district. The rezoning of the property, in conjunction with other regulatory and zoning decisions, would allow for the development and operation of the proposed Everwilde Inn & Spa.

The 45.7 acre subject property is located on Seneca Point Road, just south of its intersection with Coye Road, in the Town of South Bristol, Ontario County. The property extends from the Seneca Point Road frontage on the west to the shoreline of Canandaigua Lake on the east, with approximately 546 feet of Lake frontage.

The Everwilde Inn & Spa is proposed as an approximately 80,000 square foot inn and spa (approximately 95,000 square foot total with mechanical space) with associated site improvements and amenities clustered near the Seneca Point Road frontage, as detailed in Section 2.3 of this DEIS. The inn & spa will be contained within a tri-level terraced structure. The upper level will contain a 75 seat restaurant and bar, a 25 seat café/bakery and a banquet and reception area that can accommodate up to 300 guests. The next level down will contain the approximately 18,000 square foot spa containing 18 treatment rooms. The inn will be located on the lowest level and is proposed to offer 50 rooms with an outdoor seating area and pool. A cart path, following the alignment of an existing dirt/gravel road, will lead to the shoreline area of the site. A covered seating area with patio and restrooms will be located in a flat area located above the lakeshore will all buildings set back at least 100 feet from the shoreline and the patio area approximately 85 feet from the shoreline at its closest point. A stairway/ramp system and

mechanical lift will lead from the seating area to a proposed docking facility along the Canandaigua Lake shoreline. The docking facility is proposed to contain 1 open dock with a canoe/kayak launch, 2 open docks providing 4 boat slips each and one boat house containing 2 boat slips for a total of 3 docks and 1 boathouse providing 10 boat slips. The proposed docking meets the allocation and dimensional requirements under a Tier 1 (residential) assignment. No marina services are proposed and the docking is only for the transient use by Everwilde Inn & Spa patrons.

Benefits of the proposed project include enhancement of the tourism and recreational economy of the Town of South Bristol and surrounding Fingers Lakes region, the provision of services not readily available to the local residents, the creation of jobs, and an increase in tax revenues to government agencies and the local school district through increased sales and property taxes with little additional service burdens. In addition, as detailed further in this DEIS, the project has been planned to allow the permanent preservation of the most sensitive and environmentally beneficial areas of the site comprised of the wooded slopes leading down to the shoreline and the shoreline and adjacent cliffs.

This DEIS discusses and evaluates the entire range of issues identified by the Lead Agency as potentially resulting in significant adverse environmental impacts, as detailed in the EAF Part 3 and Positive Declaration contained in Appendix A to this DEIS.

A summary of the findings of this evaluation is provided in bullet form below. For more detail, reference should be made to the DEIS text and materials contained in the Appendices.

- Potential impacts related to topography and soils were evaluated on the basis of field surveys, agency mapping and an extensive set of test holes and borings. The project site soils and slopes make it prone to erosion and sediment transport, especially if development occurs on the steep slopes leading to the lake shoreline.

  A wide range of mitigation measures have been incorporated into the project planning and design to avoid and minimize impacts related to soil erosion and sedimentation. The

primary mitigation measures with respect to soils and topography include clustering the development at the upper, relatively flat plateau area of the site, a three tiered building design that steps down to follow the site topography, significant preservation of the steeply sloped wooded portions of the property, and the careful design of the site stormwater management system. The stormwater management system includes diverting stormwater runoff from approximately 15 acres of land that currently sheet flows and concentrates in gullies down the steep slope and channeling it into a stormwater management pond with discharge via a closed pipe to the lake. This will reduce the runoff that now reaches the steep slopes. The stormwater management system will function during and after construction and includes the use of green infrastructure strategies such as porous pavement, bio-retention and a green roof on a portion of the proposed building. Additional mitigation is provided through the stabilization of the existing cart path to the shoreline, replacement and upgrade of existing culverts along the cart path, and stabilization and energy dissipation for the existing gullies draining across the cart path from and to adjacent properties. The proposed stormwater management system and erosion control measures have been designed in compliance with all requirements under the NYS Stormwater Management Design Manual and the NYS Guidelines for Erosion and Sediment Control.

On the basis of the facts and analysis provided, it is concluded that the proposed project will not result in any significant adverse environmental impacts related to soil erosion and sedimentation. On the contrary, the project will preserve the environmentally sensitive areas of the site and will reduce the current gully erosion occurring due to existing drainage from on-site and off-site areas.

- Potential impacts to plants and animals were evaluated on the basis of extensive field surveys of the entire site, including aquatic conditions at the shoreline. It was found that there are no threatened or endangered species on the property and there are no unusual or significant habitats or features with the exception of the cliffs along the shoreline. It is noted that the cliffs will not be disturbed by the proposed project as access to the shoreline will be via a stairway ramp system in the same location as an existing stairway

and cut path.

Mitigation measures for plants and animals include the preservation of the sloped wooded areas of the site and the entire shoreline. Developed areas will be landscaped with native plantings.

On the basis of the proposed preservation of the most important natural features of the property, the fact that no unusual plants or animals currently utilize the site and the fact that no significant or unique habitats are present, it is concluded that no significant adverse impacts related to plants or animals will result from the proposed development.

- Potential impacts to surface and groundwater resources have been evaluated on the basis of detailed hydrologic mapping and analysis, including an extensive set of test holes and borings on the property. While the project will introduce additional impervious surfaces to the site, impacts due to surface runoff have been fully mitigated by the proposed stormwater management system. The stormwater management system incorporates green infrastructure, including a green roof on a portion of the building, the use of vegetated bio-retention areas and a stormwater pond with discharge via a closed pipe system that avoids introducing runoff to the steep slopes on the property. The net effect is a reduction in stormwater being introduced to the eroding gullies on the slope. In addition, these gullies, that drain both on-site and off-site areas, will be stabilized as part of upgrade of the cart path leading to the lake shoreline.

  Groundwater resources are generally not found on the project site, which is dominated by shallow surface soils over fractured rock. An on-site septic system is proposed utilizing pre-treatment of wastewater and disposal via raised fill leach fields meeting or exceeding all NYS Department of Health and NYS DEC design requirements, including the provision of reserve areas allowing for 100% replacement of the system if ever needed. The septic leach fields are located over 1,800 feet (greater than 1/3 mile) from the Canandaigua Lake shoreline and present far less threat to the lake water quality than the numerous individual septic systems associated with residence along the lake shoreline in

the immediate site vicinity. In the event that connection to the nearby Bristol Harbour sewer system becomes possible, such connection will be made and the septic system will not be necessary.

On the basis of the facts and analysis presented, it is concluded that, with incorporation of all the proposed mitigation measures, no significant adverse impacts related to surface or groundwater resources will result from the proposed project.

- Impacts to aesthetic resources have been evaluated on the basis of photo simulations of the appearance of the project site from important public viewpoints. Mitigation measures include the tiered design of the building that renders most of it invisible from public viewpoints, the use of natural materials and a Finger Lakes architectural style, and the preservation of the wooded slopes and shoreline areas of the site. With these measures, the project appearance will be consistent with the appearance of other structures in the site vicinity, will not dominate or intrude upon the important public views of the site, and will be nearly invisible from the most important public viewpoint, the Canandaigua Lake surface and opposite shoreline. On the basis of the above, it is concluded that no significant adverse impacts related to aesthetic resources will result from the proposed project.

- A detailed Cultural Resources Investigation has been conducted by a professional archaeologist to assess whether any historic or archaeological resources are present. No historic or archaeological resources were found present and, hence, no impacts to such resources were anticipated to occur with development of the site. The results of the study were reviewed and confirmed by the NYS Office of Parks, Recreation and Historic Preservation.

- There are no recreational resources present on the project site and, hence, the development of the property as proposed will not impact existing recreational facilities. On the contrary, the proposed Everwilde Inn & Spa will offer some recreational activities and services not presently available to local residents, enhancing the availability of

recreational facilities in the area.

- The project site does offer some visual open space, mainly near the intersection of Coye Road and Seneca Point Road. The remainder of the open space on the property is not visible from public roads due to vegetation and topography. With the proposed development, some open space will be retained near the intersection of Coye Road and Seneca Point Road and some lost. The loss of open space is not significant, however, since open space is prevalent and abundant in the site vicinity. It is concluded that the small loss of open space visible to the public that will result from development of the property will not represent a significant adverse impact to open space resources of the area.

- A detailed traffic impact study was conducted to assess any potential impacts related to the additional vehicles to be introduced to the local roadway network. The analysis concluded that the local roadways and intersections have sufficient excess capacity to handle the additional traffic with little to no impact to users. It is concluded that no significant impacts related to traffic or transportation will result from the proposed project.

- Impacts related to noise will be mitigated through voluntary controls and standards proposed by the project sponsor and operator as well as setbacks and screening incorporated into the project design. A quantitative analysis of parking lot noise indicates that, due to setback alone, it should not present any significant impact to the nearest neighboring property. The only other noise source with the potential to impact neighboring properties is outdoor events. The project sponsor has agreed to limit outdoor events with amplified sound to only wedding ceremonies and these will be limited to the large lawn area south of the main building and on top of the green roof over the spa portion of the building. No outdoor receptions or parties will be permitted and absolutely no fireworks will be permitted. The project sponsor has agreed to limit outdoor wedding ceremonies to the hours of 10 am to 10 pm and, more importantly, has agreed to limit the sound level at any adjacent residential property line due to any Everwilde outdoor event

to 40 decibels (dBA) from 10 pm to 10 am and to 50 dBA at all other times, which is consistent with the expected ambient background noise level in this area. With the proposed mitigation measures, no significant adverse impacts related to noise are anticipated.

- Impacts related to artificial lighting will be mitigated through the minimal use of lighting and only in areas where absolutely necessary for safety and security. A detailed lighting strategy has been developed to minimize on-site lighting. Dark sky compliant practices and lighting fixtures will be utilized and parking lot lighting will be banked so that, based upon demand, only the areas necessary for use at any particular time will be lit. Given the proposed lighting strategy and plans, along with the extensive vegetative buffering proposed, significant adverse impacts related to lighting are not anticipated.

- The only potential odor producing components of the proposed project are trash storage receptacles and odors from food preparation. All trash storage will be contained within the building in a completely enclosed loading area. This loading area will be located on the western side of the building, well away from any adjacent residential properties. Kitchen odors will be mitigated through the use of grease traps in all venting hoods. Any odors that do escape the kitchen hoods will be quickly dispersed by the air flow at this hilltop location and will be diluted to imperceptible levels before reaching any adjacent properties. It is concluded that the proposed project will not result in any significant adverse impacts related to odors.

- A detailed review has been made to assess the consistency of the proposed project with the surrounding community and its consistency and compliance with the Town of South Bristol Comprehensive Plan, the Town of South Bristol Zoning Code, the Canandaigua Lake Docking and Mooring Law and the Canandaigua Lake Watershed Management Plan.

  The project was found to be consistent with the existing surrounding community, which contains a large restaurant, banquet and hotel with golf course located immediately across

the street from the project site, dense housing located just south of the project site along both sides of Seneca Point Road, and scattered commercial operations along area roadways including wine tasting and sales and agricultural activities.

The Vision Statement from the Town of South Bristol Comprehensive Plan states: "Preserve and protect our safe, clean naturally beautiful rural and scenic environment with *carefully and fairly planned commercia*l, residential, agricultural and recreational *development*." (*emphasis added)* It is clear that the proposed Everwilde Inn & Spa meets this vision for carefully and fairly planned commercial development. In addition, the proposed project is found to advance the following stated goals of the Town Comprehensive Plan:

- Encourage tourism;
- Promote South Bristol;
- Preserve open space;
- Promote tourist related businesses;
- Conserve and preserve scenic overviews, lakes, forests, and hills;
- Preserve water quality; and
- Comply with Canandaigua Lake Uniform Docking and Mooring Law.

It is noted that, after a lengthy review, the Town of South Bristol Planning Board found that the proposed Everwilde Inn & Spa was consistent with the Town of South Bristol Comprehensive Plan.

The Town Planning Board also found that the proposed Everwilde Inn & Spa development met all the requirements and standards under the Town Zoning Code for a designation as a Planned Development (PD) district. It is concluded that the project is in compliance with and consistent with the Town Zoning Code.

A detailed review was also conducted to assess compliance of the proposed Everwilde docking facility with the Canandaigua Lake Uniform Docking and Mooring Law, which

is also incorporated into the Town Code. It is found that the proposed docking meets the allocation standards and dimensional requirements under an assumed Tier 1 (residential) assignment, the most restrictive assignment possible under the law. As declared in the Uniform Docking and Mooring Law, "The scale and intensity of docking and mooring facilities allowed in Tier One are declared to be compatible with residential uses and the associated neighborhood character." A variance from the provisions of the Docking and Mooring Law is only required to provide access to the docks without excavating the base of the existing cliffs along the shoreline or the construction of multiple stairways down the cliff face. Such a variance was recommended by the NYS DEC for a previous project at this site on the same basis and was granted by the Town Zoning Board of Appeals.

The analysis also concludes that the project is consistent with the recommendations of the Canandaigua Lake Watershed Management Plan. This plan recognizes that a significant threat to the Lake water quality is the "a high density ring of residential development [that] hugs the lake's shoreline, creating a suburban corridor around the lake with over 50% of the land within 500 feet of the lake in some form of residential or commercial land cover." The Plan goes on to note that most of this dense ring of development is served by individual septic systems located close to the lake shoreline. Finally, the Plan recommends the use of modern stormwater management techniques that include cluster development to preserve environmentally sensitive areas, the use of green infrastructure such as bio-retention areas and green roofs, and the stabilization of water courses and stream banks.

The Everwilde Inn & Spa development is clustered at the flat, upper plateau area of the subject site, allowing the preservation of the environmentally sensitive, steep wooded slopes and shoreline. With this clustering, the developed portion of the site is approximately 1,500 feet from the Lake shoreline and the proposed septic leach fields are over 1,800 feet from the Lake shoreline. The project includes a modern stormwater management system with green infrastructure and the stabilization of the numerous gullies that cross the cart path to the shoreline. The project also will result in the preservation of the approximately 546 foot long shoreline and adjacent cliff in a

substantially natural state with no buildings, vertical retaining walls or fill at the shoreline as is common with the individual residences that exist along the shoreline in this area of the Lake.

On the basis of the above, it is concluded that the proposed Everwilde Inn & Spa is consistent with the existing community character in its vicinity, is consistent with the Town of South Bristol Comprehensive Plan, is in compliance with and consistent with the Town of South Bristol Zoning Code, is in compliance with the requirements under the Canandaigua Lake Uniform Docking and Mooring Law, and is consistent with and meets the recommendations of the Canandaigua Lake Watershed Management Plan.

- Alternatives considered and evaluated in this DEIS included the "no action" alternative, development under the approved 20-lot residential subdivision, development under an alternative residential layout meeting the dimensional requirements under the R-3 zoning, and development of the proposed Everwilde project with sewer and water connections to the Bristol Harbour utilities. An alternatively sized project and alternative docking configurations were also considered.

  On the basis of the analysis it is concluded that any of the residential development scenarios would involve much more disturbance and loss of the wooded slopes on the property, the placement of individual homes directly on the cliffs above the lake, comparable or increased impacts related to noise and lighting on the wooded slopes of the site, and the provision of docking and mooring facilities more intensive than those proposed for the Everwilde project. The only positive for a residential project would be a decrease in the volume of traffic generated and a less intensive use of the plateau area near Seneca Point Road.

  A smaller sized project is not practicably feasible from an economic or planning perspective and would change the basic concept of the proposed project, an integrated facility offering a range of desired services.

The only alternative that offers comparable benefits with less environmental impact is to have the Everwilde Inn & Spa with connection to the Bristol Harbour utilities. The project sponsor has agreed to continue pursuit of this alternative and implement such connections if they become available prior to final site plan approval and construction of the project.

Any number of alternative docking configurations in compliance with the Docking and Mooring Law Tier 1 standards can be achieved at this site. The proposed configuration, with consolidated access at the southern end and docks spaced for safe operations, is the preferred alternative.

On the basis of the entire content of this DEIS, it is concluded that with implementation of all recommended and incorporated mitigation measures, regardless of whether on-site or off-site sewer and water facilities are used, the proposed Everwilde Inn & Spa will not result in any significant adverse environmental impacts.

2 Project Description

2.1 Location and Setting

The project is proposed for a 45.7 acre property fronting on Seneca Point Road, just south of its intersection with Coye Road, in the Town of South Bristol, Ontario County as shown in Figure 2-1. The project extends from the Seneca Point Road frontage on the west to the shoreline of Canandaigua Lake on the east, with approximately 546 feet of Lake frontage, as shown on the detailed plans contained in Appendix B to this DEIS. The property is currently a 20 lot, undeveloped subdivision and the proposed development includes combining all 20 lots into one.

2.2 Project Purpose, Need and Benefit

The Everwilde Inn & Spa is intended to enhance and expand the regional Finger Lakes tourism industry by providing a luxury facility offering spa services along with a hotel, a bakery/café, a restaurant and a banquet facility. It will enhance and complement nearby wine and hospitality facilities utilized by tourists as well as provide a new dining and banquet venue for local residents. The scenic setting overlooking the southern portion of Canandaigua Lake, combined with the walking trails, lake front seating, and waterfront facility, will provide a world-class, quiet retreat destination unique to the area.

The need for a project such as this has been recently documented in an article[1] by Jim Ochterski, the Community Development Program Manager at the Finger Lakes Institute at Hobart and William Smith Colleges. As noted by Mr. Ochterski, tourism is a key economic driver in the Finger Lakes region. However, lodging on the shores of the Finger Lakes is difficult for tourists because most short term lodging is in the form of weekly rental cottages. He goes on to note that

[1]Ochterski, J. February 2015. *CDC Concepts: On Tourism-What's Right and What Can Yet Be Innovated*. Happenings, the monthly newsletter of the Finger Lakes Institute.

there is great opportunity for 1 to 2 night lodging options in the shoreline areas. The Everwilde project will meet this need.

In addition to the general benefit of expanding and enhancing the regional tourism industry, the Everwilde Inn & Spa will provide jobs to the area and result in a positive fiscal impact to local governments. With respect to jobs, it is projected that the project will generate 164 full time construction jobs during the construction phase. Once full operations begin, it is anticipated that approximately 15 full time and 60 part time jobs will be available May through September and approximately 12 full time and 40 part time during October through April.

Revenues to State and local governments will increase through property, sales and income taxes. Estimated property tax revenues are as follows:

Taxing Entity	annual property tax
Ontario County	$102,414.81
Town of South Bristol	$10,372.55
Cheshire Fire (FD463)	$6,472.95
Naples Central School District	$249,712.44
totals	**$368,972.76**

It is noted that these revenues come to the local governments with no material increases in costs of services since the project is on an existing public road that has to be maintained in any event and since the project will not directly generate any additional students for the Naples Schools.

Finally, sales tax revenues from the proposed Everwilde Inn & Spa have been projected at over $200,000 per year to each the State and Ontario County.

2.3 Project Components and Layout

Building, Access and Parking

The Everwilde Inn & Spa is proposed as an approximately 80,000 square foot inn and spa (95,000 square foot total with mechanical space) with associated site amenities as shown in Figure 2-2 and, in more detail, in the plans contained in Appendix B to this DEIS. A grading plan is shown in Figure 2-3.

It is noted that the project was originally proposed to be connected to the Bristol Harbor sewer and water systems and designed to reflect such connections. As discussed further below, due to uncertainties in the time frame to make such a connection possible, the project sponsor has elected to provide an alternative for on-site sewage disposal and water supply systems. As a result of the additional land areas necessary for the potential on-site utilities, primarily the sewage disposal leach fields, the site layout has been modified from original proposal and this new layout is reflected in Figure 2-2. The specific project components, the buildings, parking and amenities remain substantially as originally proposed with some rearrangement of these on the site.

The primary Everwilde facility, a tri-level terraced structure following the property grades, will be located near the Seneca Point Road frontage. The upper level of the structure will contain the restaurant and banquet facilities, providing a 75 seat restaurant and bar, a 25 seat café/bakery and a banquet and reception area that can accommodate up to 300 guests. The next level down will contain the approximately 18,000 square foot spa containing 18 treatment rooms. The inn will be located on the lowest level and is proposed to offer 50 rooms with an outdoor seating area and pool.

It is anticipated that the outdoor pool will be open until dusk during the summer season. A limited light fare menu and beverage service will be provided at the pool and surrounding deck. The pool and deck will not be utilized for outdoor events or catering. Seating capacity at the pool and adjacent deck will accommodate approximately forty people in a combination of

chaises and small tables with chairs.

The following is a conceptual breakdown of the proposed building's interior spaces:

Spa	19,000 ± sf
Restaurant	9,000 ± sf
Inn	37,500 ± sf
Banquet	7,500 ± sf
Bakery/Cafe	7,000 ± sf
Subtotal (maximum interior program space)	***80,000 sf***
Other:	
Mechanical, Utility, Storage, added circ., etc.	15,000 ± sf
Total	***95,000sf***

As noted, the building has been tiered down to follow the existing topography as closely as possible. This avoids excessive land grading. This is illustrated in Figure 2-4, showing the building in diagrammatic cross-section and described as follows with approximately elevations:

- Elevation 1086: Banquet and restaurant areas and main level entry.
- Elevation 1072: Spa main level. Patrons will go from the main north entry, across the green sustainable roof of the spa and take a flight down to the main spa level at 1072.
- Elevation 1056: Spa and Inn Entry. This is the lower level of the two-story spa, and the upper level of the two story inn. The vehicular drop off of the spa and inn is at this 1056 level.
- Elevation 1046: Lower level of the two-story inn and the level of the exterior pool for the inn.

A "Finger Lakes" architectural style is proposed for the Everwilde Inn & Spa. Preliminary architectural treatment is shown in Figure 2-7. This style of building, in addition to its tiered elevation, will minimize any contrast or conflict between the proposed development and the existing land uses in the project site vicinity.

Estimates of the usage of the Inn, Spa, hotel and lakeside seating area have been made based

upon current knowledge, including estimates of the type and size of any outdoor events. Actual usage may vary from this based upon market conditions and market acceptance of the project.

Inn/Spa/Hotel Usage:

hotel: With 80% occupancy during the summer weekdays (Sunday-Friday) = 40 rooms @ 2 per room = 80 patrons and full occupancy on weekends (Friday and Saturday) 100 guests. Winter use is anticipated at one-half these numbers or 40 patrons on weekdays and 50 patrons on weekends.

spa: up to 100 spa patrons per day in the summer and up to 50 patrons per day in the winter

restaurant and café/bakery: Summer weekends at approximately 125 patrons per day, weekdays at approximately 65 per day. Approximately one-half this during the winter or 65 patrons per day on weekends and 33 on weekdays

banquet: Summer – two parties (up to 300 patrons) each weekend and two- three smaller events (approximately 100 patrons) on a weekly basis during weekdays. Winter - one party per weekend at up to 300 patrons and two per week on weekdays at approximately50 each.

Lakeside Seating Area will be utilized for

morning coffee on the shore	sitting/reading
kayaking	photography
canoeing	drinks and hors d'oeuvres
swimming	meditation
visitor watercraft	bird watching
boat tours	exercise/yoga
box lunches	light fare menu service

It is not anticipated that any more than 25 patrons would be at the sitting area at any one time. Shuttle and food/beverage service to the lakeside seating area will be seasonal and will end at dusk.

The only other routine outdoor activities would be boat tours upon request involving from 10-15 patrons at a time and seasonal outdoor wedding ceremonies (maximum 2 per weekend during the summer), which will take place either on the green rooftop above the spa or on the open lawn area south of the main building. The duration of any outdoor wedding ceremonies will be approximately 45 minutes and will be concluded before 8:00 pm.

The green roof is proposed to have a surface area of approximately 10,000 square feet and will be comprised of 80% vegetative surface and 20% pervious paver surfacing forming a multi-use rooftop garden. A conceptual plan for the green roof is shown in Figure 2-15. The north edge of the green roof will be flanked by a 15-foot tall enclosed pedestrian corridor which will connect the restaurant and banquet facility to the inn and spa. This pedestrian corridor will also buffer the adjacent neighbors from noise generated by ceremonies or patron use of the green roof. A portion of the green roof garden will be utilized to grow herbs and seasonal vegetables for use in food preparation for the restaurant, banquet and café.

The concept plan for the green roof includes an open area containing gardens and informal pedestrian paths with benches providing circulation for scenic enjoyment as well as regular maintenance. The pedestrian paths will surround an open, vegetated gathering space that will be fitted for wedding ceremonies as needed. Seating and any other elements utilized for wedding ceremonies will be removed when not in use. The green roof system will support a variety of plant material, including lawn, ornamental grasses, shrubs, and trees. The hardscape elements will include pervious pavers and low planter walls. The central gathering space which will accommodate wedding ceremonies for up to 300_people. No food or beverage service will be conducted on the green rooftop.

It is noted that no banquets, wedding receptions or other types of catered functions will occur outdoors with all these type of events scheduled for indoor areas of the building

only.

Access to the site was originally proposed via two driveways leading from Seneca Point Road. Based upon input from the Town Planning Board, the primary access for the entire site facilities is now proposed in a single driveway entrance off Seneca Point Road, as shown in Figure 2-2. A second curb cut will be constructed near the Coye Road intersection to provide access to the 40-space, green overflow parking area, as detailed below.

The primary parking area serving the restaurant, bakery and banquet facilities is proposed to be located north of the main structure. The main parking area will provide 171 paved spaces in three parallel bays. These bays will be stepped downward moving from north to south, following the general contours of the land. Densely planted landscape islands will separate the parking bays. The planted parking islands will provide stormwater bio-retention, providing for infiltration and treatment of runoff from the paved parking areas and driveways. Figure 3-10 illustrates the conceptual landscaping for this main parking area.

A second paved parking area containing 70 spaces in two bays is proposed on the south side of the development. It will provide parking for the spa and hotel patrons and will be surrounded by dense native plantings, which will capture and filter stormwater from the adjacent impervious areas.

Finally, a green parking area will be provided near the northern corner of the property to provide overflow parking for 40 vehicles. This will be constructed with a flexible porous paving material, which accepts vehicular loads while allowing grass to grow. When not in use, this area will appear as a natural green meadow. The overflow parking area will only be utilized when necessary and will only be utilized for valet parking. The green parking area will not be lit. It will be surrounded by a low landform and dense native plantings to provide additional visual buffer to vehicles parked during overflow conditions. Valets will utilize the pedestrian walkway connecting the green parking area to the main entry, as shown in Figure 2-2A.

In sum, a total of 241 paved parking spaces are proposed along with a green overflow parking

area for 40 additional vehicles. It is noted that the alternative site plan that includes connection to the Bristol Harbour sewer and water systems, provided paved parking for 230 vehicles near the restaurant/banquet section of the building plus 30 more south of the building for a total of 260 paved parking spaces. The currently proposed plan, with on-site utilities, provides for 241 paved parking spaces plus 40 green overflow spaces.

As detailed in Section 3.1.3 of this DEIS, the clustering of the multi-level building, parking and most infrastructure at the upper plateau of the site will result in the preservation of approximately 21.9 acres of wooded, sloped land and approximately 0.5 acres of open meadow of the total 45.7 acre site. The project sponsor's goal is the creation of a destination Inn & Spa that offers first-class amenities in a tranquil and natural Finger Lakes setting. Hence, the 29.1 total acres to be preserved comprise the most environmentally sensitive steeply sloped and wooded areas of the site and the lakeshore cliff. This is illustrated in Figures 2-8A through 2-8E, which graphically depict the disturbance and proposed coverage of the site under the proposed site plan.

This preservation of undeveloped land will be inherent in the approvals for the project, since the Planned Development (PD) zoning being requested will by its nature not allow any further development of the site beyond the approved Project plan. However, as requested by the Town Board, the Planning Board, and various members of the public, to further solidify the preservation of the site as described above, once the proposed development is approved, the project sponsor has committed to formally designating certain unused portions of the property as conservation areas where no permanent improvements could be constructed. To that end, as part of the approval of the final plan for the project, the project sponsor will work with the Town to memorialize this preservation commitment, either through specific approval conditions, a conservation easement, a deed restriction or other similar avenue as the Town may reasonably request.

More specifically, in approving the rezoning to a Planned Development District, the Town Board could place a condition on the approval that prohibits any additional permanent building improvements to be constructed on the steep slopes and other environmentally sensitive areas of the site following construction of the Everwilde Project. This condition would then be

enforceable by the Town if any development over restricted areas was attempted in the future.

Alternatively, the Town could request that the Project Sponsor place a deed restriction over the portions of the property to be preserved prohibiting any future development of permanent building improvements, which would be recorded in the Ontario County Clerk's Office and enforceable against any future owner of the Property.

Or, the Town could request that the Project Sponsor grant a conservation easement to a not-for-profit conservation organization, such as the Finger Lakes Land Trust or The Nature Conservancy, over the portions of the property to be preserved prohibiting any future development of permanent building improvements. Similar to a deed restriction, the conservation easement would be recorded in the Ontario County Clerk's Office and enforceable against any future owner of the Property.

In summary, the project sponsor agrees to a permanent preservation of the wooded steep slopes and other environmentally sensitive areas (as are generally depicted in Figures 2-8D and 2-8E) and will cooperate with the Town to achieve this in whatever formal mechanism the Town is comfortable with.

Landscaping and lighting strategy plans are shown in Figures 2-5 and 2-6, respectively. These are discussed further in Section 3.9 of this DEIS.

Cart Path and Lake Shoreline

An approximately 12 foot wide cart path is proposed to follow an existing gravel/dirt road alignment to a covered seating area and restroom facilities to be located above the Canandaigua lake shoreline. Carts utilizing this path will be operated by hotel personnel only, providing shuttle service for patrons and food/beverage/service transport. Other than the inn shuttle service and emergency vehicles, no vehicular access is planned to the shoreline seating area.

A typical detail showing the proposed cart path construction, with placement of all utilities under

it, is shown in Figure 2-9. The paved cart path will allow for access to the shoreline area by small emergency response vehicles such as an ambulance or an all-terrain emergency vehicle.

A detail of the proposed lake front portion of the project showing all proposed elements is shown in Figure 2-10. Figure 2-10 shows the proposed location of the restroom, open pavilion, patio bio-retention stormwater treatment system, stairway/ramp and mechanical lift to the shoreline and proposed safety wall/fencing. It is noted that all buildings will be set back a minimum of 100 feet from the Lake shoreline and the patio will be approximately 85 feet from the shoreline at its closest point.

A walkway, updated stair and ramp system, and mechanical lift or tram are planned to provide pedestrian access from the shuttle terminus and seating area to the shoreline. The mechanical lift is being pursued in order to allow less agile and physically challenged individuals, who cannot utilize the stairway, passage to and from the docking facility.

The preferred lakeshore access route for the stairway follows the existing topography and existing stairway route as closely as possible. Photographs of the existing stairway are shown in Figure 2-11. The preferred method of construction utilizes steel helical piles to support a wood stair system in combination with a natural stone stairs and ramps. Helical piles are basically large threaded augers that are screwed into the underlying rock to form a solid base to support the stairway. The steel piles with wood decking will be limited to the steepest areas along the route. The timber stair system would be constructed of ipe hardwood (or similar). Ipe hardwood is a Brazilian walnut now commonly used for outdoor construction due to its durability. It is initially brown in color and weathers to a shale grey color. At an appropriate point as the grade flattens somewhat along the route, a transition from the timber decking to natural stone steps and ramps will be made. The at-grade steps and ramp system will be constructed using natural stone materials, such as granite and bluestone, which will blend in with the landscape and are contextually appropriate. The subgrade conditions will be investigated during site plan development to determine the final construction methods as well as to determine the allowable spacing between the supporting piles.

The mechanical lift would be positioned adjacent to or very near the stairway system to minimize disturbance to the lakeshore bluff. A track tram is proposed, which is common the Canandaigua Lake. As is typical, the lift will be constructed with two, six inch I-beams that are supported on piles, most likely helical steel as for the stairway and spaced approximately twelve inches apart. The exact supporting pile spacing will be determined during final site plan development on the basis of geotechnical investigations of the subsurface in the immediate vicinity of the proposed lift and stairway.

A combination of site features and design elements will be used to restrict access to the top of the cliff for safety purposes. These will consist of a combination of low stone walls adjacent to the patio, low timber fencing adjacent to the golf cart parking area, and a low profile cable fence near the cliff edge that would not be visible from the shoreline. The access restriction elements will be implemented within the existing vegetated area and are not anticipated to be visible from the lake surface. Locations for the all the lakeshore elements, including the access restriction elements, are shown in Figure 2-10. Figure 3-9 illustrates the style for the lakeside seating area and associated infrastructure.

The shoreline is proposed to contain a total of 10 boat slips provided on 2 open docks each containing 4 slips and 1 boathouse with dock containing 2 boat slips. A fourth dock will provide access and launch capability for kayaks, canoes and stand up paddleboards. Details regarding the compliance of the proposed docking with the provision of the Town Zoning Code regarding Docking and Mooring are contained in section 3.10 of this DEIS. It is noted that no disturbance of the steep cliffs above the shoreline, or the shoreline itself, is proposed for the project with the exception of installation of the new stairway/ramp system and mechanical lift leading to the shore and the placement of utilities.

Any disturbance to the shoreline will be limited to the existing stairway location, its immediate surrounding area, and the existing cut to be utilized for utilities. No disturbance to the cliff or shoreline will result from the docks and related facilities as they will be placed out in the water and away from the cliff base and shoreline.

As detailed in the next section, the water intake and storm discharge will result in a linear excavation perpendicular to the shore at the location of the existing cut in the cliff. Figure 2-13 contains photographs of the existing cut at the lake shoreline. The excavations will be backfilled with onsite materials. Figure 2-14 shows a detail for the stormwater discharge structure, which will placed above the mean high water line and will dissipate energy before discharge of stormwater to the lake. Shoreline stabilization for any other disturbed areas will imitate nature with soft armoring including live plants, logs, root wads and vegetative mats.

The cart path to the shore will be primarily utilized by golf carts transporting staff and visitors to and from the seating area and shoreline. All vehicles will be driven by Everwilde staff. It is anticipated that six person golf carts will transport up to five guests at a time. Possible shoreline activities could include:

morning coffee on the shore	sitting/reading
kayaking	photography
canoeing	drinks and hors d'oeuvres
swimming	meditation
visitor watercraft	bird watching
boat tours	exercise/yoga
box lunches	light fare menu service

No amplified sound will be utilized at the lakeside seating area of shoreline.

As noted earlier, the golf carts will be primarily used to transport hotel guests, spa guests, restaurant patrons and boating customers. Use by banquet guests and in support of meeting space will be limited to special events. When the facility is in full use, the following round trip usage of the cart path is estimated:

50 hotel rooms x 2 persons* =	100 patrons
100 spa treatments x 1 person** =	33 patrons
100 dinner guests** =	33 patrons

25 boating guests* =	25 patrons
Total maximum usage per day	191 patrons

* Assumes all guests travel one round trip to shore per day.

** Assumes 1/3 of guests visit the shoreline

Assuming that the cart will average three guests per trip, the 191 patron round trips will result in 64 round trips for the hotel golf carts per day plus up to 10 additional trips for maintenance and security purposes for a total of approximately 74 roundtrips per day.

It is noted that the cart path is proposed to be paved to assure stability of the surface. In addition, it will be constructed to accommodate emergency vehicles up to and including ambulances and small firefighting equipment. A turnaround area will be provided near the bottom of the path.

Stormwater Management

Stormwater management for the site has been carefully designed to avoid downstream erosion of the wooded hillside and limit the discharge of pollutants associated with storm flows. A summary of the stormwater management system is contained in this section. Further details are provided in Section 3.2 of this DEIS and in the engineering reports contained in Appendix C.

The impervious areas of the site will be concentrated on the upper, relatively flat plateau area near Seneca Point Road. Runoff from a majority of this impervious area will be directed to the stormwater management pond to be located southeast of the developed portion of the site. Prior to being transported to the stormwater pond, runoff from the northern parking lot will be directed to multiple bio-retention systems built into vegetated buffers between parking aisles. These bio-retention areas will provide limited detention and, more importantly, will help remove sediment and pollutants from the stormwater before transport to the stormwater pond. The section of the main building containing the Spa will incorporate a vegetated, green roof to provide additional runoff reduction volume for the site and further reduce stormwater pollutant loads. The stormwater pond will provide peak flow rate mitigation as well as sufficient storage volumes to meet the NYS DEC water quality and channel protection standards. After being detained and

treated in the Stormwater Management Pond, stormwater will be conveyed to a discharge point on the Lake via a fused pipe system.

The storm sewer will discharge at a structure adjacent to the lake above the mean high water as shown in Figure 2-14. This structure will resemble an oversized catch basin with only the grate visible. The structure is 4 foot x 4 foot and will be filled to the invert of the inflow pipe with stone filling. The stone filling will aid in energy dissipation. The structure will act as a "reverse catch basin" with stormwater flowing out the top of the frame and grate. The water will then flow over medium stone filling that will be placed above the mean high water line. The stone filling in the structure, the reverse catch basin and the stone filling spillway will act as energy dissipaters. This configuration will be much more effective than a standard headwall discharge. The stone filling is intended to be native bedrock from building excavations to blend with the shale beach.

As part of the reconstruction of the cart path leading to the shoreline, the existing gullies and culverts crossing the path will be replaced and upgraded. This will include installation of stone lining in sections parallel to the path showing signs of erosion, the installation of check dams and sediment traps upstream of culverts and along gully paths, the replacement of culverts with stone stabilized end sections designed to be stable under storm flows, and plunge pools and other energy dissipation devices downstream of the culverts to reduce downstream erosion and sedimentation.

Figure 2-10 illustrates the stormwater management system for the lakeside seating area and lower portion of the cart path. The proposed bio-retention area will treat the stormwater runoff from the lakeside seating area and the cart path. The bio-retention area treats the stormwater by incorporating vegetation and specified soil filter media to remove pollutants and sediment from the runoff. Stormwater runoff from the seating area will be sent directly to the bio-retention area while runoff from the cart path will be conveyed to the bio-retention area using a vegetated swale. Rip- rap check dames are proposed in the swale at regular intervals to reduce the velocity of the runoff. Rip-rap outlet protection is proposed directly upstream of the bio-retention area to reduce the velocity of the runoff further. The bio-retention area is designed to treat the frequent,

less intense storms. An overflow pipe is proposed in the bio-retention area to convey the less frequent, large storms to the storm sewer discharge structure at the lake shoreline.

Detailed calculations supporting the engineering design of the stormwater system, and demonstrating compliance with all NYS DEC standards and guidance, is contained in Section 3.2 of this DEIS and in the engineering reports contained in Appendix C.

Utilities

The Everwilde project currently contemplates on-site sewer and water systems. The original intent was to connect to the existing Bristol Harbor sewer and water systems. However, the Bristol Harbor sewer system is undergoing a review by the Town of South Bristol, resulting in an indefinite delay in such a connection. As a result, the project sponsor has developed and alternative plan to accommodate on-site systems for sewer and water service. If in the future a connection to the Bristol Harbor systems becomes feasible, the project sponsor will connect to those utilities. If this occurs prior to final site plan approval and construction, the site plan can be modified to more closely reflect the original proposed layout, resulting in less site disturbance. This is more fully discussed in Section 4 of this DEIS under alternatives. It is understood by the project sponsor that, consistent with the Planning Board report on the rezoning, in the event a sewer connection is feasible, a referral will be made by the Town Board to the Planning Board to review this aspect of the project.

The proposed sanitary sewage disposal system is shown in Figure 2-2 with all technical specifications and design data included in a report entitled Onsite Sewage Disposal System for Everwilde Inn & Spa by Costich Engineering contained in Appendix F to this DEIS. The proposed septic system will incorporate both conventional and enhanced treatment systems. The conventional systems include leach lines, septic tanks, distribution boxes, pumps, stone and sand. The Enhanced Treatment Unit (ETU) will pretreat wastewater and the effluent from the ETU must meet the NSF Class I standards. Consistent with the March 2014 New York State Design Standards for Intermediate Sized Wastewater Treatment Systems, “septic tanks followed by leaching facilities with eventual discharge to groundwater and are not subject to an approved

operator at all times."

The ETU's typically are inspected twice annually by a NYSDEC approved vendor. Everwilde anticipates inspection by approved maintenance personnel weekly. Included in weekly inspections would be a visual inspection of downstream areas of the leach fields. These inspections would look for any effluent breakouts, ponding of effluent or storm runoff, erosion or wet areas. Any effluent breakouts or erosion will be reported to the ownership, design engineer and Ontario County Soil Conservation District. All inspection reports and maintenance records will be on file at the project site for review by Town, County and State agencies.

Based upon meetings and discussion with officials from the NYS DOH and the Ontario County Soil and Water Conservation Service, two separate raised fill absorption areas have been designed for the site. The larger, at 1.2 acres, is located north of the main parking area and the smaller, at 1.0 acre, is located south of the main building. The enhanced treatment systems will significantly reduce the biological oxygen demand and total suspended solids in the effluent prior to reaching the raised fill absorption systems. The owner will have a preventative maintenance and monitoring contract with an authorized service provider to ensure the enhanced system is functioning properly and to optimize treatment performance. The reduction in organic concentration in the treated effluent will reduce the necessary treatment load on the leach field systems but the leach field system is still sized for the full anticipated flow volume to ensure that all of the end effluent fluid volume will percolate into the soils. The percolation and deep hole testing on the soils has been completed as required in the leach field areas and that information is noted on the plans and provided in more detail in Appendix F. The leach field areas will be located in areas with slopes less than 15% and will comply with all pertinent NYSDOH standards. The proposed leach field layout includes a reserved, future replacement area equal to 100% of the design area for future use, if needed. The entire system will require final approvals from the NYSDEC and the Ontario County Soil and Water Conservation District prior to installation.

The on-site water supply system will withdraw water from Canandaigua Lake with an intake pipe at a minimum depth of 45 feet below the lake surface, as illustrated in Figure 2-12. The raw

water line that will extend 100 feet +/- into Canandaigua Lake in a small diameter (at present 3 inch) pipe that is expected to be installed into the lake by the direct bore method. The direct bore method will allow the line to be installed without trenching into the lakeshore eliminating the potential erosion associated with open trenching. The line will extend into the lake and rest on the bottom by use of ballast if HDPE is the material selected or the pipe will be DIP river crossing pipe that will be heavy and structurally locked together. It is noted that this is the same type of water intake used for all municipal water intakes in Canandaigua Lake currently, although the direct bore method was not available for many installations so open cut methods were used. However the method of ballasting (preventing from floating) is the same.

Water from the lakeshore will be pumped to a filtration plant at the upper end of the site where it will be filtered, chlorinated and discharged to a concrete subsurface 44,000 gallon storage tank for potable use and fire protection. Water consumption is estimated at 11,000 gallons per day (gpd). Thus, the daily usage will be approximately 25% of the storage tank capacity allowing for turnover to keep the water fresh. The balance of the storage capacity (33,000 gallons) is allocated for fire protection. The storage tank size is estimated at approximately 20 feet wide, 25 feet long and 12 feet deep and will be located next to the filtration plant south of the developed portion of the site, as shown in Figure 2-2. A dedicated fire pump will be utilized to serve the on-site hydrants to be located throughout the project site.

The public water supply will be required to have a NYSDOH certified operator as all community and non-transient non-community (e.g. business, school) water systems are required to have a certified operator(s) for their system. Pursuant to the NYSDOH regulations, the system owner must designate a certified operator in responsible charge who is certified at the appropriate grade level. The operator in responsible charge is the person (or persons) that make(s) decisions about the daily operations of the system that will directly impact the quality and/or quantity of the drinking water. If the operator in responsible charge changes then the system owner must notify the NYSDOH in writing within one month of the change, including the new operator's name. All personnel that make process control decisions and/or decisions about the integrity of the system must be certified to the appropriate grade level and must be under the direction of the operator in responsible charge.

The available fire flow for Everwilde is a function of the storage volume and design of the proposed fire pump. The current plan calls for a 44,000 gallon storage tank. The pump selection will be based on the required fire flow that is a function of the construction classification and ISO ratings. These details must follow the final detailed architectural design of the building's structural elements. Fire flows will be coordinated with Cheshire Fire Department and NYS Dept. of Health.

As illustrated in Figure 2-10, the utilities reaching the shoreline will utilize the existing cut through the lakefront bluff, as shown in Figure 2-13.

2.4 Required Permits and Approvals

As currently contemplated, the following permits and approvals are required for the proposed development:

Agency or Board	Permit or Approval
Town of South Bristol Town Board	- Rezoning from R-3 to PD - Sewer District Extension (if applicable)
Town of South Bristol Planning Board	- Site Plan - Subdivision
Town of South Bristol Zoning Board of Appeals	- Variance for boardwalk (if necessary) - Variance for building height (if necessary)
Ontario County Planning Department	- Planning review and report
NYS Department of Environmental Conservation	- Article 15 Permit – Protection of Waters - SPDES Permit for Stormwater Discharge - On-Site Septic System Review and Approval
NYS Department of Health	- On-Site Water Supply System Review and Approval
NYS Office of General Services	- Lease or Grant for Docks

3 Environmental Setting, Impacts, and Mitigation Measures

3.1 Impacts to Land: Geology, Soils and Topography

3.1.1 Existing Setting

3.1.1.1 Geology

A general description of the geological setting of Canandaigua Lake and its watershed can be found in the Canandaigua Lake Watershed Management Plan[2]. The bedrock is reported to consist of sedimentary rock in thick layers of calcareous limestone, sandstone and shales sloping gently to the south. The southern portion of the Lake and its watershed are in the hilly, dissected valleys of the Allegheny Plateau and the northern portion is in the glacial till plain of the Central Lowland provinces.

Until approximately one million years ago, water flowed south through the Canandaigua basin to the Susquehanna River. Cycles of glacier advance and retreat through the area further gouged and shaped the existing valley. The glaciers also transported and deposited large amounts of earthen materials, termed glacial till. Large deposits of such material at the glacier's southern terminus, termed a moraine, blocked the flow of water toward the south. The valley filled with water until it could flow out northward, forming the Lake as it is now configured.

The project site geology is characterized by thin surface soils overlying fractured shale. Due to the steep topography through the central and eastern portion of the property, deep cuts have been made through the soil and underlying shale, creating several gullies leading down the slopes toward the Lake shoreline. Several of these gullies originate off the project site and cut across it

[2] *Canandaigua Lake Watershed Management Plan*. Canandaigua Lake Watershed Council, Canandaigua, NY. 1999. Can be found at www.canandaigualake.org

with discharge to adjacent properties to the south and east.

Near the shoreline, 0 to 4 inches of topsoil overlie 0 to 30 inches of clay, which in turn overlies the shale bedrock or hardpan. Under these conditions, the topsoil layer is the only section with appreciable water absorption capacity. The existing clay layer absorbs water at a very slow rate and in its undisturbed state is quite erosion resistant. The shale bedrock is also erosion resistant and impervious except for seepage through existing cracks and at the partially decayed boundary between clay-soil and soil-rock.

Due to the relative erosion resistant shale, an approximately 60 foot high cliff separates the lake shoreline from the bluff area above. Seeps and cracks are evident in the cliff face with portions showing evidence of collapse and rock fall. This area is characterized as a "shale cliff and talus community", or simply a "cliff community," following the ecological community descriptions by the NYS DEC Natural Heritage Program.

It is noted that the cliff present on the project site is not a calcareous cliff community, as defined by the NYS DEC, and no calcareous cliff community is present on the property. The definition of a calcareous cliff community is one that occurs on "vertical expanses of calcareous bedrock, such as dolomite or limestone." A key to the presence of the community is the presence of highly alkaline, carbonate rock, which does not occur at the property cliff as the dolomite rock layer is reported to be well below the lake level at this location.

3.1.1.2 Soils

The surface soils on the project site, as mapped for Ontario County by the US Department of Agriculture (USDA) Natural Resources Conservation Service, are shown in Figure 3-2. The following table lists the seven soil map units referenced in Figure 3-2:

Map Unit Symbol and Name	Location on Site	Hydrologic Rating
71A Darien silt loam, 0-3% slopes	Extreme northwestern corner of property at Coye Road/Seneca Point Road intersection.	C/D
71B Darien silt loam, 3-8% slopes	Open field in northwest portion of site near Coye Road/Seneca Point Road intersection.	C/D
240B Aurora-Angola silt loam, 3-8% slopes	Small area along Seneca Point Road frontage in center of site.	D
240C Aurora-Angola silt loam, 8-15% slopes	Central portion of site extending from Seneca Point Rd east approximately 1,000 feet.	D
241D Aurora silt loam, 15-25% slopes	Sloped areas from center of site eastward with increasing slope and an area above the shoreline cliffs.	D
171E Lordstown-Manilius-Towerville complex, 25 – 35% slopes	Steeply sloped areas leading further east and down to the top of the shoreline cliffs.	C
13F Rock outcrop-Arnot complex, 35-80% slopes, extremely stony	Steep, eroding bank and cliff area along the lake shoreline.	NA

The predominant soils present on the property are the Aurora-Angola and Lordstown Series. These soils have been classified as Hydrologic Soil Group C to D. The Aurora-Angola series (HSG Type D) consists of moderately deep, moderately well and poorly drained soils formed in till. Permeability is moderate in the mineral surface and slow in the subsoil and substratum. Slopes range from 3 to 25 percent.

The Lordstown Series (HSG Type C) consists of moderately deep, well drained soils formed in till derived from siltstone and sandstone on bedrock controlled landforms of glaciated dissected plateaus. They are nearly level to very steep soils on hillsides and hilltops in glaciated bedrock controlled uplands. Permeability is moderate throughout the soil. The potential for surface runoff ranges from low to very high. Slopes range from 25 to 35 percent.

None of the mapped site soils are listed as hydric[3].

[3] *New York Hydric Soils*. USDA Soil Conservation Service, Syracuse, NY, January 1988.

On-site borings and test holes confirmed the presence of soil types as mapped by the USDA. Complete boring and test hole logs are contained in Appendix F to this DEIS. The borings indicate a soil profile with top soil present within the first 6-8 inches, underlain by brown silt/sand soils at depths between 6 inches – 2 feet, and highly weathered to weathered shale in depths between 1 - 4.8 feet. Groundwater was generally not encountered in the test holes and borings.

3.1.1.3 Topography

The existing topography of the project site is shown in Figure 3-1 and the proposed post-development grades in Figure 2-3. The property slopes generally from northwest to southeast, with increasing gradients and a more generally eastward drop as one moves from the west to east. The elevation drops from approximately 1180 feet (relative to sea level) at the Seneca Point Road frontage to an elevation of approximately 750 feet at the top of the steep bank above the Lake, for a drop of approximately 430 feet across the land areas of the property. An additional drop of approximately 60 feet occurs from the top of the bank to the water surface elevation at the property's eastern edge.

3.1.2 Potential Impacts

Based upon the steep slopes and thin, erodible soils, special care has to be taken in the design and execution of any proposed development of the site. Unconstrained removal of vegetation, especially on the steeply sloped, wooded portions of the site, combined with an increase in impermeable surfaces, has the potential to increase the rate and volume of runoff during storm events. This, in turn, may result in the erosion of the thin soils with transport and discharge of soil-laden water to Canandaigua Lake. Such discharges can increase turbidity in the immediate area and introduce nutrients and other water borne pollutants to the Lake.

As detailed in the next sections, the proposed clustered development of this project, with little disturbance of the steeply sloped, wooded areas leading to the shoreline, combined with the extensive stormwater controls proposed, will avoid these problems in a way impossible with a standard subdivision and residential development.

3.1.3 Mitigation Measures

The primary mitigation measures with respect to soils and topography incorporated into the proposed Everwilde Inn & Spa project are the clustering of the development at the upper, relatively flat plateau area of the site, the design of the building to step down with the topography instead of being built up all on one level, the preservation of the steeply sloped wooded portions of the property, and the careful design of the site stormwater management system. This includes diverting stormwater runoff from approximately 15 acres of land, that currently sheet flows and concentrates to gullies down the steep slope, into the stormwater management pond with discharge via a closed pipe to the lake. The stormwater management system also makes extensive use of green infrastructure for stormwater management both during and after construction. Additional mitigation is provided through the stabilization of the existing cart path to the shoreline, replacement and upgrade of existing culverts along the cart path, and stabilization and energy dissipation for the existing gullies draining across the cart path from and to adjacent properties.

As is evident in the project site and grading plans (see Figures 2-2 and 2-3), the buildings, parking and access for the proposed development are clustered in the upper area of the property near the Seneca Point Road frontage. This area is gently sloped toward the south and east and is dominated by open field and brush. The proposed building will consist of three sections, all two stories high, that will step down toward the east, following this general gradient. The restaurant/bakery/banquet facilities will be in westernmost and highest portion located closest to Seneca Point Road. The next section, moving east and slightly south will contain the spa. This will step down one story from the restaurant/bakery/banquet section to follow the topography and this section will have a vegetation covered (aka “green”) roof to further blend into the site.

The eastern most section of the building will contain the Inn and will again step down one story following the topography. In addition to the main building, the parking areas, roadways and supporting water, sewer and stormwater facilities will all be clustered at the upper portion of the site and they will also step downward following, as much as feasible, the existing topography. With this design, a massive regrading of the site to create one large, flat development area will be avoided. The proposed grading of the site (Figure 2-3) will result in a total cut and fill volume of approximately 60,000 cubic yards.

The more steeply sloped and wooded areas of the site occur to the east of the proposed building and parking, leading down to the Canandaigua Lake shoreline. These areas will remain undeveloped and in their current state with the exception of a small area located on a flat spot above the shoreline that is proposed to contain a covered seating area and restroom facility.

As a result of this clustered planning, approximately 21.9 of the existing 30.3 acres of wooded land on the site will not be disturbed. In addition, approximately 0.5 acres of open space with meadow on the upper portion of the site will remain undisturbed. The total area of disturbance for the entire site will be 20.5 acres for the building, parking, landscaping, stormwater management and roadways with an additional disturbance of 2.8 acres for the installation of the septic system, as illustrated in Figures 2-8A through 2-8E.. Of most importance, the only construction to occur beyond the building cluster at the plateau area is the cart path to the shore, to be built over the existing gravel road, with utilities underneath and an approximately 1,490 square foot utility/restroom building with adjacent 744 square foot covered seating area, 2,600 square foot open patio and associated foot paths in a relatively flat area near the shoreline.

The project sponsor's goal is the creation of a destination Inn & Spa that offers first-class amenities in a tranquil and natural Finger Lakes setting. To further this and as detailed above, the project design contemplates no disturbance to approximately 29.1 acres of the approximately 45.7 acre site, substantially preserving the existing condition of the most environmentally sensitive steeply sloped and wooded areas of the site and the lakeshore cliff..

This preservation of undeveloped land will be inherent in the approvals for the project, since the

Planned Development (PD) zoning being requested will by its nature not allow any further development of the site beyond the approved Project plan. However, as requested by the Town Board, the Planning Board, and various members of the public, to further solidify the preservation of the site as described above, once the proposed development is approved, the project sponsor has committed to formally designating certain unused portions of the property as conservation areas where no permanent improvements could be constructed. To that end, as part of the approval of the final plan for the project, the project sponsor will work with the Town to memorialize this preservation commitment, either through specific approval conditions, a conservation easement, a deed restriction or other similar avenue as the Town may reasonably request.

More specifically, in approving the rezoning to a Planned Development District, the Town Board could place a condition on the approval that prohibits any additional permanent building improvements to be constructed on the steep slopes and other environmentally sensitive areas of the site following construction of the Everwilde Project. This condition would then be enforceable by the Town if any development over restricted areas was attempted in the future.

Alternatively, the Town could request that the Project Sponsor place a deed restriction over the portions of the property to be preserved prohibiting any future development of permanent building improvements, which would be recorded in the Ontario County Clerk's Office and enforceable against any future owner of the Property.

Or, the Town could request that the Project Sponsor grant a conservation easement to a not-for-profit conservation organization, such as the Finger Lakes Land Trust or The Nature Conservancy, over the portions of the property to be preserved prohibiting any future development of permanent building improvements. Similar to a deed restriction, the conservation easement would be recorded in the Ontario County Clerk's Office and enforceable against any future owner of the Property.

All clearing and earthwork will be staked in the field utilizing NYS licensed land surveyors using flags and stakes. Silt fencing will also be utilized for erosion control and limits of

disturbance in areas to be left undisturbed. If grading or utility work needs to encroach in wooded areas, construction safety fence will be added for further protection.

Stormwater management for the site has also been carefully designed to avoid impacts with respect to soil erosion both during and after construction. A brief summary of these measures is provided in this section, but much more detail can be found in section 3.2 of this DEIS and in the complete Stormwater Pollution Prevention Plan (SWPPP) contained in Appendix C.

It is believed that the construction activities will be covered under the NYS DEC SPDES General Permit for Stormwater Discharges from Construction Activities (Permit No. GP-0-15-002). The project is eligible under the permit since under Part 1.F. of the Permit, even though the discharge will be to an "AA" water body, the portion of the construction on E and F soils will disturb less than one acre (0.91 acre of disturbance) to existing permeable surfaces.

As detailed in the SWPPP, during construction, the following mitigation measures for erosion and sediment control are proposed:

- All erosion and sediment control measures will be designed and implemented in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.
- Temporary stabilization will be provided through the use of diversion swales, sedimentation traps, siltation fence, stone and block inlet protection in paved areas, filter fabric drop inlet protection of new inlets, stone filter check dam(s) and stabilized construction entrances.

Permanent, post construction stormwater impact mitigation measures include:

- Cluster development of the site with most buildings and impervious areas placed on relatively flat topography located over 1,500 feet from the Canandaigua Lake shoreline.
- The use of vegetated bio-retention areas within the parking areas that will collect, treat and partially infiltrate stormwater from parking areas before it is transported to the main

stormwater treatment pond. These buffers will also allow for the planting of large trees, providing shading for the paved parking and, thus, reducing stormwater discharge temperatures.

- The use of vegetated swales for stormwater collection and transport to the on-site treatment pond.
- The use of a vegetated, "green" roof on the spa portion of the building.
- The provision of a stormwater detention/treatment pond meeting all requirements for water quality and water quantity controls as specified by the NYS DEC Stormwater Management Guidelines.
- Provision of a continuous, fused discharge pipe from the stormwater pond to the Canandaigua Lake discharge point. Use of this fused pipe will eliminate the erosion of gullies and downstream discharge of sediment that is common in this area during intense, short duration storm events.

As detailed in Section 3.2 of this DEIS, and in the supporting report in Appendix C, the proposed permanent stormwater management system will result in a reduction in peak stormwater discharge rates from this property ranging from 26.6% for the 1 year storm event to 17.6% for the 100 year storm event when compared to the existing conditions. This will reduce erosive storm flows and resulting erosion on the site in the future.

The sequence of major activities during construction with respect to soil erosion and sediment control are as follows:

A. Construct temporary stabilized construction exit(s).
B. Install perimeter silt fence.
C. Strip topsoil from site. Topsoil for reuse shall be temporarily stockpiled or placed in berms and surrounded by siltation fencing.
D. Construct stormwater management facility including and fused storm pipe to lake and its discharge structure.
E. Grade area for building pad, access drives, and parking lots. Phase 1 = 14.0 acres
F. Stabilize building pad with sub-base.

G. Provide inlet protection to new catch basins as utility installation progresses.
H. Install utilities.
I. Stabilize access drives and parking lots with stone sub-base.
J. Stabilization measures (temporary and/or permanent seeding, mulching, geotextiles, etc.) to be initiated within 14 days for disturbed surfaces where construction activities have temporarily or permanently ceased, and are not expected to resume within 21 days.
K. Construct check dams and plunge pools upstream of new culverts along path to lake.
L. In addition to these measures, the developer will comply with whatever supplementary measures may be required to enhance or improve the control of erosion on this site, as ordered by the town of South Bristol and/or other agencies having jurisdiction.
M. Import fill and construct leach fields. Phase 2 = 2.8 acres.

3.1.4 Unavoidable Impacts

Unavoidable impacts to the land related to soils and topography consist of the permanent replacement of approximately 9.1acres of open meadow and 7.5 acres of woods with impermeable building structures, parking and roadways and the installation of subsurface utilities. Construction will slightly alter the existing topography of the upper plateau section of the site into a more terraced profile to accommodate the sections of building, parking and utilities.

However, impacts related to the grading and development, including during construction, will be avoided due to the clustering of the development as well as the other proposed mitigation measures. As detailed in Section 3.2 of this DEIS, the stormwater management system will actually result in a reduction in the damaging peak storm discharge rates from the site. This, combined with the replacement of culverts, stabilization of the existing path to the lake, and the installation of energy dissipation devices in the existing gullies, will reduce any offsite impacts that may be occurring under existing conditions due to uncontrolled runoff from the project site itself and from adjacent properties draining across the site.

It is concluded that, with implementation of all the proposed mitigation measures, the proposed project will not result in any significant impacts related to land, soils and topography.

3.2 Impacts to Surface Water Resources and Flooding

This section contains a summary of the results of calculations and parameters utilized to design and analyze the proposed stormwater management system for the Everwilde project. For more detail, please consult the full engineering reports contained in Appendix F of this DEIS.

3.2.1 Existing Surface Water Resources

The project site is currently undeveloped with the exception of a house, small driveway and parking area near the Seneca Point Road frontage. Existing drainage is via sheet and gully flow down the slope via several distinct gullies with discharge directly to Canandaigua Lake, as shown in Figure 3-3. Several of the gullies drain from adjacent properties and across the project site. There are no regulated streams on the project site and no portion of the property is located within a 100-year floodplain. Stormwater runoff from the development discharges directly to Canandaigua Lake, which has a NYS DEC water quality classification of AA and is not listed as a 303(d) impaired water.

As shown in Figure 3-4, there is potentially a small wetland area that may be under federal jurisdiction located adjacent to the property's northern border. This is most likely a small pond located on the adjacent property to the north. No disturbance is proposed for the area near or within this potential wetland and, hence, no federal permits or coordination with the US Fish and Wildlife Service is required.

As detailed in the SWPPP in Appendix C and illustrated in Figure 3-3, there are two drainage areas on the site under existing conditions. One area, designated E1, is 35.8 acres in size and comprises almost the entire upper plateau of the site and some of the sloped woods. The

second area, designated E2, contains 10.6 acres located further to the east with steep wooded slopes stretching down to the shoreline.

Peak storm runoff flow rates (Q) under existing conditions have been calculated for the 1 year (Q_1), 2 year (Q_2), 10 year (Q_{10}) and 100 year (Q_{100}) storm events. The results, expressed in cubic feet per second (cfs) are as follows:

Drainage Area	**Q_1 cfs**	**Q_2 cfs**	**Q_{10} cfs**	**Q_{100} cfs**
E1	18.46	25.16	55.78	92.79
E2	4.49	6.64	17.04	30.22
Site Total	22.95	31.80	72.82	123.01

In the following sections, these existing peak runoff values will be compared to those estimated for the post development conditions to assess impacts

3.2.2 Potential Impacts

Potential impacts to surface waters may result from the replacement of pervious surfaces with impervious surfaces associated with buildings, parking areas, roadways and other harden surfaces. Impervious surfaces capture pollutants from the air and from human activities, which are then washed off during rainfall events. In addition to the pollutant loading, storm runoff from impervious surfaces results in a higher peak rates and volumes of runoff that, in turn, can result in erosion and downstream sedimentation.

As detailed by the NYS DEC[4] untreated stormwater runoff from impervious surfaces can contain substantial quantities of sediment, nutrients, oxygen demanding organics, pathogens and metals. These derive from air pollutants deposited on the land surfaces including animal wastes, fertilizers, automotive leaks and air emissions, and litter. On a vegetated, pervious surface, these

[4] *Reducing the Impacts of Stormwater Runoff from New Development*. NYS DEC Division of Water, 1992.

pollutants are infiltrated into the soil profile where natural macro- and micro-biological and physical processes convert the pollutants to inert forms or incorporate them into biological matter. With the introduction of impervious surfaces, the pollutants that have been deposited on the surface no longer enter the soil profile and are, instead, washed off with the stormwater. The concentration of pollutant loading from a large area results in elevated pollutant loads in the runoff.

Erosion and sedimentation mitigation measures have been discussed and evaluated in Section 3.1 of this DEIS. This section will focus on the stormwater runoff itself, mitigation measures to control flow rates and volumes as well as the pollutant loads associated with the runoff.

3.2.3 Mitigation Measures

As for soil erosion control, the primary mitigation measure for stormwater impacts is the clustering of the development in the relatively flat open plateau area of the site near the Seneca Point Road frontage. In addition, for this developed area, an extensive stormwater management system has been designed.

As detailed in the full SWPPP in Appendix C, the stormwater management system design is based on the "New York State Department of Environmental Conservation's Phase II Stormwater Rules" and the "New York State Stormwater Management Design Manual", dated January 2015 and in compliance with the "SPDES General Permit for Stormwater Discharges from Construction Activity," dated January, 2015 (GP-0-15-002).

Under developed conditions, runoff from a majority of the impervious area from the site will be directed to a stormwater management pond to be constructed south and east of the plateau development area. Prior to being detained in the stormwater pond, runoff from the northern parking lot will be directed to multiple bio-retention areas contained between the parking aisles. The portion of the proposed building containing the spa will incorporate a green roof to provide additional runoff reduction and pollutant control.

Runoff from the building areas and discharge from the parking area bio-retention systems will be transported to the stormwater pond via open, vegetated swales, providing for flow rate reduction and pollutant removal. The stormwater pond will provide sufficient storage volume to provide peak discharge rate mitigation as well as water storage for water quality improvement and downstream channel protection. After being detained and treated in the stormwater management pond, stormwater will be conveyed to the Lake via a fused pipe system. Rip-rap outlet protection and an energy dissipating discharge structure will be provided upstream of the Lake to reduce the discharge velocity, and prevent erosion adjacent to the Lake. The result will be the removal of runoff from approximately 15 acres of land that currently drains down the hill in gullies to the lake, eroding soil on the way.

In addition to the stormwater system for the plateau area, a stormwater bio-retention area and improved discharge system will be installed to handle runoff from the lakeside seating area. This system will divert runoff from the cliff face, reducing the potential for erosion of the cliff face.

Detailed calculations of the post-development runoff conditions for the 1 year, 2 year, 10 year and 100 year storm events, as well as a detailed modeling of the functioning of the stormwater management pond, are contained in the full SWPPP in Appendix C. For the analysis, the developed site is broken into three sub-areas designated D-1, D-2 and D-3, as shown in Figure 3-5.

Drainage area D-1, with 14.9 acres, contains most of the developed impervious areas associated with the proposed buildings, parking and roadways. All runoff from drainage area D-1 will drain to the stormwater management pond for treatment and eventual discharge via a fused plastic pipe to the lake.

Drainage area D-2 contains 20.9 acres of the open meadow, including some off-site area, and a portion of the wooded slopes below the development area, all of which is not to be disturbed or developed. This drainage area will continue to flow to Canandaigua Lake through existing drainage paths as it does under existing conditions.

Drainage D-3 contains 10.6 acres, located on the wooded slopes and down to the shoreline of the lake at the eastern side of the property. Stormwater for this area will continue to flow to Canandaigua Lake through existing drainage paths. Direct stormwater mitigation within this drainage area is not recommended due to the disturbance to the wooded slopes that would be required as well as the shallow bedrock and ground water in this area. Instead, excess storage volume is provided in the stormwater management pond to mitigate for the small increase in impervious area in this drainage area.

Modeling of the post-development storm conditions indicates the following net effects for the entire project site:

Comparison of Existing and Post Development Peak Runoff Rates			
Storm Event	$Q_{existing}$	$Q_{developed}$	% Reduction
1-year	22.95	16.85	26.6
2-year	31.80	23.22	26.9
10-year	72.82	62.62	14.0
100-year	123.01	101.36	17.6

As is evident from the calculations, the stormwater management system will result in a net reduction in peak flow discharge rates from the project site after project development.

This net reduction in the amount of storm runoff reaching and traveling down the steeply sloped portion of the property will reduce any potential flooding problems to adjacent properties to the south as compared to the existing conditions. A comparison of Figures 3-3 and 3-5, showing the existing and developed drainage areas, illustrates this. Under existing conditions (Figure 3-3), a total 35.8 acres drains to an existing gully and on to adjacent properties to the south. Under the proposed developed condition (Figure 3-5), this area drops to 20.9 acres, a reduction of almost 15 acres. In addition, the 20.9 acres continuing to drain to the adjacent property contains no additional impervious surface.

In terms of stormwater quality mitigation, it is well established that introducing stormwater flows into areas containing vegetation and with infiltration capacity will remove sediment by filtration and nutrients through vegetative uptake. Since most metals, and much of the nutrient load, adhere to particles, the filtration provided by such areas will also remove a substantial portion of those pollutants. Thus, before reaching the stormwater retention pond, the bio-retention areas and vegetated swales will remove much of the pollutant load washing off any impervious surfaces.

Once reaching the stormwater retention pond, further settling of particles will remove most of the remaining pollutants adhered to solids. A critical element in achieving pollutant removal is the residence time within the pond, which allows for progressively smaller particles to settle out. Residence time is directly related to the storage volume provided within the retention pond. In addition to the particle removal, biological activity within the pond and along its banks will be effective at removing any dissolved pollutants. As stated by Schueller (1987)[5], and noted by the Maine DEP (1995)[6], wet ponds "can remove significant amounts of soluble nutrients from the water column. Since soluble nutrients have minimal settling velocities, biological uptake represents an important removal pathway. In short, the plants convert the soluble nutrients into biomass which in turn can settle to the pond sediments. Once nutrients and organic materials are trapped in the sediments, they may be consumed by bacteria and removed from the system."

In recognition of these facts, the NYS DEC in its Stormwater Management Design Manual has established specific storage requirements for stormwater ponds to achieve water quality protection. This is termed the water quality storage volume and is based upon the size and impervious coverage of all areas draining to the stormwater pond. As detailed in the calculations provided in Appendix C, the proposed stormwater pond meets all the design standards, including the water quality storage volume requirement, of the DEC design manual.

In general, maintenance of the stormwater management facilities requires periodic inspections

[5] Schueler, T.T. *Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs*, Metropolitan Washington Council of Governments, Washington, DC, July 1987.
[6] Maine Department of Environmental Protection. *Stormwater Management for Maine: Best Management Practices*, Maine DEP, Augusta, ME, November 1995.

and periodic removal of retained sediments. The quality of these sediments will be similar to that of sediment removed from roadside ditches and culverts in normal highway maintenance. It will be disposal of at an area landfill, generally requiring testing prior to disposal to meet the landfill acceptance criteria. A proposed maintenance agreement, detailing the maintenance and the oversight by the Town of South Bristol is contained in Appendix I.

In summary, in addition to peak discharge rate mitigation, the stormwater detention pond will provide sufficient storage volume to meet both the water quality and downstream channel protection guidelines. Finally, the green roof and bio-retention facilities exceed the runoff reduction volume requirements of the NYS DEC stormwater management standards. As a result, stormwater runoff rates, volumes and water quality will be fully mitigated by the proposed stormwater management system.

3.2.4 Unavoidable Impacts

Based upon the facts and calculation results cited above, it is concluded that the proposed Everwilde Inn & Spa, with incorporation of all mitigation measures, will not result in any significant impact to surface waters on or adjacent to the project site.

3.3 Impacts to Groundwater Resources

3.3.1 Existing Groundwater Resources

Groundwater conditions were investigated through a series of borings and deep hole tests over the entire upper plateau development area of the site. The complete record of these is contained in Appendix F to this DEIS.

Groundwater was encountered in only two of the fifteen deep test holes. The groundwater was

found at the top of the subsurface rock, which underlies most of the development area. It is likely that this water travels along the rock surface until it encounters fractures and fissures and then drains down through these to deeper layers. Mineral deposits were not found in any of the subsurface layers, indicating no permanent groundwater aquifer is present.

3.3.2 Potential Impacts

Potential impacts to groundwater resources may result from development through disruption of groundwater aquifers or through the introduction of pollutants to the groundwater system. For the Everwilde project site, no aquifers are present and, hence, direct disruption is not a potential impact.

Groundwater quality impacts could result from the introduction of pollutants from stormwater and/or subsurface sewage disposal. Careful design of the stormwater management system and the sewage disposal system for the Everwilde Inn & Spa project will avoid such potential impacts, as detailed in the next section.

3.3.3 Mitigation Measures

Extensive mitigation measures have been incorporated into the design of the stormwater management and subsurface sewage disposal systems to avoid any potential for groundwater pollution.

As described in detail in Section 3.2 of this DEIS and in the reports in Appendix C, the stormwater management system for the Everwilde site will utilize vegetation, soil infiltration and sedimentation to capture any pollutants associated stormwater runoff from impermeable surfaces. The vegetative measures contained in the bio-retention areas, vegetated swales and

detention pond fringes will act to absorb dissolved pollutants and lock them into biomass, both on the surface or through microbial action in the underlying soils. This biomass is then removed through routine maintenance or restored to the soil profile in an inert form through decomposition. Other pollutants associated with stormwater are generally found to adhere to sediment particles. These will be removed through sedimentation in the detention pond, with the sediment removed and disposed of by routine maintenance.

For the subsurface sewage disposal system, pretreatment of the sewage combined with the use of a raised fill system will treat and contain any pollutants before reaching any groundwater resources. Extensive engineering research has led to a stringent set of standards for the design of subsurface sewage disposal systems to protect human health and the environment. These standards, incorporated into the NYS DEC and NYS Department of Health (DOH) design requirements, assure systems will not result in groundwater or surface water pollution.

The sewage disposal system designed for the Everwilde Inn & Spa meets all NYS DEC and NYS DOH standards and must be approved by those agencies prior to being constructed and used. Full details of the system design are contained in Appendix F to this DEIS. Some highlights include importation of high quality sand fill for leach fields, alternate dosing of leach areas, and the preservation of area sufficient to replace 100% of the leach fields.

3.3.4 Unavoidable Impacts

Given the lack of any significant groundwater resources on the project site, the careful design of the stormwater management and subsurface sewage disposal systems, and the need for NYS DEC and NYS DOH review and approval of these systems to assure their proper design and function, it is not anticipated that any significant impact to groundwater resources will result from the development and operation of the proposed Everwilde Inn & Spa.

3.4 Impacts to Plants and Animals

3.4.1 Existing Vegetation, Wildlife and Habitats

The information regarding the existing vegetation, wildlife and habitats has been based upon the extensive investigations previously conducted on this property in support of the SEQR review conducted by the NYS DEC for the development of the 20-lot residential subdivision currently approved for the site. The reports from the various field studies are all contained in Appendix H to this DEIS. These consist of:

- Letter report of October 12, 2005 by Environmental Resources, LLC regarding the reported presence of Old Growth Forest and/or Oregon Cliff Fern.
- Letter report of September 22, 2005 by Vincent P. Chebetar, Jr. evaluating the wooded areas of the site.
- Letter report of July 6, 2006 by Environmental Resources, LLC regarding the Oregon Cliff Fern and typical wildlife species habitats present.
- Letter report of 20 September 2007 by Environmental Resources, LLC

In addition, the NYS DEC SEQR Findings Statement, which provides a good summary of the information and the NYS DEC conclusions regarding them, is contained in Appendix G to this DEIS.

Upland Areas

The existing upland vegetative cover types on the project site reflect the past uses of the property. The relatively flat area near the Seneca Point Road frontage contains a mixed old field habitat with successional shrubs and trees. This is typical of past agricultural use. Characteristic vegetation in this location includes an extensive collection of field, shrub, and tree species: timothy (Phleum pratense), orchard grass (Dactylis glomerata), Queen Ann's lace (Daucus carota), New York aster (Aster nova-belgh), hawkweed (Heiracium spp.), strawberry (Fragaria

virginiana), Canada goldenrod (Solidago canadensis), knapweed (Centaurea spp.), and Virginia creeper (Parthenocissus quinquefolia), gray dogwood (Corpus racemosa), tartarian honeysuckle (Lonicera tatarica), multiflora rose (Rosa multiflora), black berry (Rubus allegheniensis), buckthorn (Rhamnus cathartica), hawthorn (Crataegus spp.) shrubs, summer grape (Vitis aestivalis) vines, and pear (Pyrus spp.), white ash (Fraxinus americana), white pine (Pinus strobus), and spruce (Picea spp.) trees. Ground plain vegetation is very abundant throughout this area.

Further east and down slope, generally on the north side of the dirt access road to the shoreline, is a spruce/pine plantation. Trees to 16 inches diameter at breast height (dbh) are present. Characteristic species include Norway spruce (Picea abies) and white pine with a mixed under story of bitternut hickory (Carya cordiformis), shagbark hickory (C. ovata), sugar maple (Acer saccharum), and avens (Geum spp.) and Virginia creeper forbs. This area exists for about 300 feet down the slope.

The Plantation and Mixed Old Field habitats grade eastward and downward into a second growth deciduous forest. This wooded cover carries fairly uniformly down to the cliff face above the lake. The deciduous forest is characterized by an overstory of sugar maple (generally to 12 to 14 inches dbh), red oak (Quercus rubra), to 16 to 21 inches dbh, and white oak (Quercus alba), to 12 to 14 inches dbh, and a limited understory of hop hornbeam (Ostrya virginiana), witch hazel (Hamamelis virginiana), hickories and ash and maple saplings and seedlings, interspersed with occasional grasses and exposed soil.

The final vegetative community is the 60 to 80 foot cliff face, which drops abruptly from the deciduous woods to the lake. Except for a cut access way and a constructed stairway located to its north side, the rest of the cliff face is undisturbed. The condition indicates that the cliff sloughs off as the shale erodes and can no longer support the weight from above. This creates benches and pockets that vegetate until the process reoccurs. Other vegetation finds crevices and soil pockets enough to set root and establish itself.

Species characterizing these limited areas include staghorn sumac (Rhus typhina), gray

dogwood, grape, Virginia creeper, and poison ivy (Toxicodendron radicans). Other occasional specimens include sugar maple, red oak, black cherry (Prunus serotina) red cedar (Juniperus virginiana), hop hornbeam, autumn olive (Elaeagnus umbellata), and bindweed (Convolvulus spp.). The complete cliff face is of shale with such soil and vegetation as sifts down from upslope. No other rock formations are present.

Input from the NYS DEC Natural Heritage Program office has indicated that the cliff community present may be identified as a Calcareous Cliff Community, a Cliff Community of a Shale Talus Slope Woodland (see www.acris.nynhp.org/communities.php). Based upon the field reconnaissance at this site, it is apparent that the Shale Talus Slope Woodland is the best fit. This is not critical as the threats and management considerations listed by the Natural Heritage Program office are the same for all three.

On 2 April 2015, the US Fish and Wildlife Service (FWS) declared the northern long-eared bat as a threatened species pursuant to the Endangered Species Act. The FWS also determined that wooded areas over the entire northeastern and a large portion of the Midwest United States had the potential to contain breeding and/or roosting areas for this bat. Due to these determinations, there may be restrictions on the cutting of trees over 5 inches in diameter during the bat roosting season, which could extend from April through November. A request has been made to the FWS for a determination of whether or not northern long-eared bat maternity roost tree or hibernacula has been documented on or near the project area. Based upon this determination, some restrictions on tree cutting may result, which can affect the construction timing for this project but will not affect its overall viability. The project sponsor has agreed to abide by any and all restrictions that may be imposed due to the potential use of this Everwilde site by the northern long-eared bat.

In general, threats to wildlife include development in the surrounding landscape. The proposed project can be considered within this category. Management measures include (1) the establish and maintenance of a natural forested buffer to reduce stormwater, pollutant, and nutrient runoff, while simultaneously capturing sediments before they reach the shale talus slope woodlands, (2) avoidance of habitat alteration along the cliff and surrounding landscape, and (3) minimizing

invasive species spread by minimizing the potential dispersal corridors such as roads and trails.

The proposed project includes all three of the recommended management measures. A natural wooded buffer will be maintained at the top of the cliff since development is not planned for this area. As detailed elsewhere in this DEIS, the proposed stormwater management system will intercept and divert runoff from all developed areas with discharge directly to the lake, avoiding any increase in runoff flowing to and over the cliff face. The entire cliff habitat will be preserved with the exception of stairway and ramp access, which will be located in the area of an existing disturbance associated with the existing cut path and stairway to the shoreline. Finally, by providing a common access point, the development will be minimizing roads, trails and other access configurations, as are commonly present on the lakeshore properties in the immediate site vicinity and that could be constructed if this site was developed as single family lots. By incorporating these measures, the project has minimized impacts to the cliff habitat to the maximum extent practicable.

A particular focus of the site investigations was to determine whether or not the wooded area should be considered an Old Growth Forest and whether or not Oregon Cliff Fern (Woodsia oregano) is present on the property.

Old Growth Forest is a relative term, but generally is meant to describe a forest area that has existed long enough to be a complete biological ecosystem. Not only are there large live trees but also large dead trees and downed trees. The forest floor is soft and springy due to the years of accumulation of leaf litter and plant waste. Fallen trees create canopy openings, which lead to multiple layers of vegetation of other species and different age classes. Pit and mound topography is present where fallen tree root masses have erupted and rotting logs create habitat for fungal and other communities. Soils are stable and intact and provide rooting medium as well as habitat for insects, fungi, and other life forms. The effects of previous disturbances are no longer significant. Old Growth Forests are rare and usually found in New York only where access is difficult due to slope and remoteness or where ownership has been restrictive for a long enough time.

The site evaluations indicate that the wooded areas of the Seneca Point Landing site are not Old Growth Forest. The woodlot is better characterized as a second growth deciduous forest, with its characteristics the result of past cutting. The scattered larger white oak, hickory and red oak specimens are the residual trees left after the past cutting. The smaller maple, hickory and red oak seeded under the larger trees after the cut to form the understory.

Site investigations for the presence of Oregon Cliff Fern were conducted in October 2005 and again in May 2006.

Review materials indicated that the Oregon Cliff Fern likes limestone cliffs, is found on rocks, both acidic and basic, in crevices, and on talus slopes on calcareous substrates. It apparently shuns sunshine and requires drainage. It was found that the habitat requirements for Oregon Cliff Fern do not exist on the project site and no evidence of the species was found during the on-site field work.

A second thorough assessment of the project site was made May 25, 2006. The habitat cover conditions of the site (Mixed Old Field, Spruce/Pine Plantation, Second Growth Deciduous Forest, and Cliff Community) were all walked and searched for the Oregon Cliff Fern.

While the preferred habitat was not found, a secondary choice may be the shale cliff face. At least one reference suggests the Oregon Cliff Fern was previously found somewhere along this side of Canandaigua Lake with the species traced from 1929 to the 1990's in one location. While the preferred habitat is not present, apparently favorable conditions may be provided by overhanging vegetation.

An evaluation was made all along the cliff face on the project site by walking the length of the top edge and peering over, under, and through existing vegetation. Certain degrees of shade are offered depending on exposure and existing vegetation thus presenting conditions possibly favorable for the Oregon Cliff Fern. Likewise, the shale and talus slope was inspected by walking the length of the cliff base at the water's edge and climbing up portions to look at many shaded and obscured areas. The cut shale face along the switchback and access way cut were

also inspected.

Vegetative species found in this area were many and varied but did not include the Oregon Cliff Fern. Species found included sugar maple (Acer saccharum), red oak (Quercus rubra), white oak (Q. alba), white pine (Pinus strobus), cherry (Prunus spp.), red cedar (Juniperus virginiana), hickory (Carya spp.), basswood (Tilia americana), hop hornbeam (Ostrya virginiana), willow (Salix spp.), shadbush (Amelanchier arborea), buckthorn (Rhamnus cathartica), autumn olive (Elaeagnus umbellata), gray dogwood (Corpus racemosa), prickly ash (Zanthoxylum americanum), blueberry (Vaccinium spp.), staghorn sumac (Rhus typhina), raspberry (Rubus occidentalis), purple flowering raspberry (Rubus odoratus), Jack-in-thepulpit (Arisaema atrorubens), wild columbine (Aquilegia canadensis), garlic mustard (Alliaria petiolata), and assorted grasses.

In summary, no Oregon Cliff ferns were found on either the October 2005 or the May 2006 site surveys.

In addition to ascertaining the absence of Old Growth Forest and the Oregon Cliff Fern, the May 2006 site survey included a review of all wildlife habitats present on the site. It was found that the habitat diversity present on the property allows and encourages a wide variety of flora species, as described earlier in this section. While there is no unique habitat beyond the cliff community present, the faunal components on the site are varied, complex, and worthy of appreciation. In association with the adjoining properties north and south, they offer a continuum of habitat communities that can be exploited by many wildlife species.

Deer are common in the area and while they would find the mixed old field most to fit their needs, may utilize the entire site (except the cliff face) seasonally and for travel. Upland furbearers, foxes, skunks, raccoon, opossum, and weasels could easily find cover and food resources in the area. Smaller forms, such as mice, shrews, insects, and some reptiles and amphibians, would also find the area appropriate. Aquatic habitats and hydrologic resources are restricted directly on the site and are subject to rain events. However, waterfowl and wading birds would find the lake seasonally attractive. Songbirds should be in abundance throughout the

year and especially during the spring and fall migrations. While some raptors, red-tailed hawk and great-horned owl, may find favorable habitat here, bald eagle and osprey are expected to be found along the lakeshore only seasonally. No on-site nesting is present for these raptors.

On the basis of the information presented, it is concluded that no Old Growth Forest exists on the project site, that Oregon Cliff Fern does not occur on the site, and that many wildlife species common to the area could utilize the habitats existing on the site, even if seasonally.

Aquatic Conditions

To assess existing conditions, the vegetative and depth surveys were conducted along section lines running from the shoreline out to deep water. The depths, benthic structure and condition and vegetation were all examined along the section lines.

The aquatic surveys indicate that underwater conditions are fairly uniform within the project area. All the following information is based on a datum of mean high water level at 689.4 feet above sea level and distances from shore are based on the mean high water elevation at the shoreline.

Weather conditions, mainly the wind and the associated wave action, appear to be the primary determinants of subsurface vegetative conditions at this waterfront site. The large hills on either side of the lake often funnel and increase the wind speed and wave height in this area. Northeast and southwest wind directions may make wave heights 1.5 times higher than ½ mile in either direction. East and west winds produce calmer conditions. Wave heights of 3 feet are common in times of 20 to 30 mph winds.

The talus (fractured shale) from the cliff is the basic "soil" group of the shoreline for this area. This has a very small percentage of fine particles and organic matter. The approximately 2.5 feet of annual lake level change and the wave action move the fractured shale on a regular basis. Most fine particles and nutrients are suspended and are washed up and down the shoreline and out into deeper and calmer water before settling. This action results in a lack of rooted or

stemmed plants in the shore area. Due to the active conditions, the smaller algae type plants also have a hard time establishing within the first 20 to 25 feet from shoreline. It is noted that the location of the mean low water line is an average of 15 feet out from shore from the location of the mean high water line.

The lake bottom in this near shore area is fractured shale with some sand, approximately 0.5 to 2 feet deep over shale bedrock. A transition to calmer conditions occurs along the lake bottom at a distance of 20 to 30 feet out from shore. Algae growth shows on shale pieces that are not moved regularly or washed as hard by the water. This area has a water depth of 1 to 2 feet at low lake level.

Therefore, placing docks and a platform area in the first 30 feet from the mean high water line will have minimal impact on subsurface aquatic conditions. These areas are already essentially devoid of rooted vegetation and algae by wave and wind action. There are only poor nesting sites and no plant growth for cover for the fish and invertebrates. This is typical of most of the cliff areas on Canandaigua Lake.

Rooted plants are found to begin at about 30 feet out, with larger plants and a more dense growth at 50 to 70 feet out. The lakebed conditions in this section are normally less than 1 foot of loose shale and soil over bedrock, with a slope of approximately 1 on 10. These plant beds do provide habitat for the fish and poor conditions for boating. Past this point there is little growth that is visible and the water depth is over 15 feet and drops off at a much faster rate than closer to shore.

3.4.2 Potential Impacts

Potential impacts to plants and wildlife, including aquatic species, due to development can result from direct habitat loss, interruption of connected travel corridors, water quality degradation and disruption of feeding and/or mating due to human activities including noise and lighting.

For the proposed development, the loss of habitat is almost exclusively associated with the upper plateau area of the site containing the mixed old field and spruce/pine plantation habitats. A small area of the second growth deciduous forest will also be displaced by the development. These habitats are common and abundant in the site area and regionally. Any loss associated with the upland development of the property will be minimal and not significant.

Wildlife utilizing the second growth forest found on the steep hill slope leading down to the lake shoreline will not be significantly impacted by the proposed use of the site. Human activity and lighting will be primarily restricted to the cart path leading to the shoreline and the covered seating area near the shoreline. Wildlife utilizing this area now will be able to continue to do so and any existing wildlife corridors traversing the wooded areas of the site and connecting with properties north and south will be maintained in essentially the current condition.

Impacts to the cliff community located at the shoreline will be limited to the reconstruction of the stairway leading to the water edge and the improvements to provide access in the existing cut leading to the lake. These are areas of previous disturbance and, hence, the new facilities will not impact wildlife any further than under existing conditions. Stabilization of the existing cut to the lake should result in less erosion and sediment transport to the lakeshore, providing a net benefit.

The proposed project will also result in no significant impact to the aquatic resources at this site. As found in the on-site surveys, the high energy wave environment at this location results in little habitat valuable for aquatic species within the first 30 feet out from the shoreline. Thus, the proposed placement of the docks, which will extend only minimally beyond this, will not result in any significant disruption of habitat. Any boating activities, machine or human powered, associated with the use of the waterfront facilities will be intermittent, consistent with such use on adjacent and surrounding areas properties, and should provide no significant impact to aquatic species.

3.4.3 Mitigation Measures

The primary mitigation measure incorporated into the proposed Everwilde Inn & Spa project is the avoidance of disruption and use of the most significant habitats on the property. This includes the preservation of the entire second growth forest on the steeply sloping land leading down to the shoreline area, the provision for no construction or disruption beyond areas already disturbed on the steep cliffs at the shoreline, and the minimal use of the shoreline for low impact, seasonal use. Other mitigation measures incorporated into the project plans include the extensive stormwater management measures to remove pollutants before discharge, the stabilization of the existing roadway to the shore and the associated gullies and culverts crossing it to reduce the existing erosion and sediment transport, and the low level of human activity that will generally occur on the most sensitive sloped areas of the site and along the shoreline.

3.4.4 Unavoidable Impacts

Unavoidable impacts of the proposed project consist of the direct removal of approximately 14 acres of open field habitat and approximately 8 acres of spruce/pine plantation and second growth deciduous wooded habitat concentrated at the upper plateau area of the site near the Seneca Point Road frontage. Extensive landscaping with native species in these areas will partially replace the habitats lost.

In addition to the loss at the upper plateau, a small area of the second growth deciduous forest near the lake shoreline will be cleared for the covered sitting area above the lake shoreline. This is an insignificant area of disturbance within the large deciduous forest.

Finally, some disturbance will occur to the benthic environmental at the shoreline due to the installation of the docking facilities. The docking facilities and associated walkway will be constructed out approximately 10 feet from the bottom of the shoreline cliff in order to avoid and disruption of the cliff base.

On the basis of the minimal amount of proposed disturbance, and the fact that all habitats and wildlife present are common and abundant in this area, it is concluded that no significant impact will result from the Everwilde Inn & Spa development with respect to plants and animals.

3.5 Impacts to Aesthetic Resources

3.5.1 Existing Visual Setting

In general, the visual setting for the area is of open fields with agricultural operations and some large lot homes along roadway frontages north of the Everwilde site with some commercial activity interspersed. At the site, the general visual setting changes moving south with a large hotel/banquet/restaurant facility with golf course immediately across the road and just south of the Everwilde site, dense residential development backing to Seneca Point Road on the west, large homes on the east, and a new, dense residential development under construction, also on the east side of the road. Further south on Seneca Point Road is a dense neighborhood of large lot, single family homes on both sides of the road.

The existing visual setting of the project site itself is of a single family residence placed close to the Seneca Point Road frontage surrounded by abandoned agricultural meadow and woods. Wooded slopes on distant hills are visible from most vantage points in this area. From the surface of Canandaigua Lake, the project site appears as a wooded slope leading up to the horizon with several building roofs and some homes visible on surrounding lands. Existing residences, boathouses and other structures are present and clearly visible along the Lake shoreline and on the adjacent wooded cliffs. Photographs illustrating the visual setting in the immediate site vicinity for the public traveling on Seneca Point Road southbound and northbound are contained in Figures 3-8A and 3-8B, respectively. Photographs of the view toward the Everwilde site from the surface of Canandaigua Lake are contained in Figures 3-8C, 3-8D and 3-8D.1.

3.5.2 Potential Impacts

In general, the significance of visual impacts due to new structures or development depends upon the dominance of the setting by the new structures, the degree to which the new structures are in contrast to those existing in the immediate vicinity, and the degree to which the new structures or development are visible to the public.

To illustrate the visual impact of the proposed Everwilde Inn & Spa development, photographic simulations have been prepared showing how the site will appear after project completion from viewpoints looking south on Seneca Point Road (Figure 3-8A), looking north on Seneca Point Road (Figure 3-8B) and looking toward the site from the surface of Canandaigua Lake near the eastern lake shoreline. For the Seneca Point Road viewpoints, the developed site is shown both with and without the proposed landscaping in place. The views with no landscaping should approximate the degree of change that will be experienced between winter (leaf off) and summer (leaf on) conditions.

It is clear from the photo simulation in Figure 3-8A that the proposed building will blend into the landscape and will not block views toward the distant, surrounding hills or the Lake as one travels on Seneca Point Road southbound. For northbound travelers, Figure 3-8B shows that the proposed building's setback and elevation will result in the Everwilde building being less significant in dominating the view than the existing home on the site.

Tthe view from the Canandaigua Lake surface at a distance from the site will remain essentially untouched as the building will be barely visible at the top of the wooded slope, as is the existing home on the site and the nearby Bristol Harbour commercial buildings (Figure 3-8C). The primary view of the site, the wooded slopes leading down to the Lake shoreline, will remain essentially undisturbed and visually the same as under existing conditions. It is noted that from this viewpoint, docks along the shoreline are not dominant, or even apparent, in the visual setting. Figures 3-8D and 3-8D.1 show photo simulations of the site as a boat moves closer to the shoreline. Here, the docks, boathouse and stairway become visible, but do not dominate or stand out in the view. By avoiding having structures and large residences along the Lake

shoreline, as are present now on adjacent properties, the appearance of the site from the Lake surface remains essentially unchanged.

It is concluded that the proposed Everwilde Inn & Spa development will be somewhat visible for travelers on the Seneca Point Road, but will not dominate the visual setting and will be consistent in appearance with nearby and regional visual elements that are familiar to the public. The proposed Inn & Spa development will be essentially invisible from the Canandaigua Lake surface until you are fairly close to the site, at which time the docks, boat house and stairway will become visible but will not dominate the view. Thus, there will be little to no change in the visual aesthetic from this important public viewpoint.

3.5.3 Mitigation Measures

Several mitigation measures have been incorporated into the planning of the Everwilde Inn & Spa to lessen any visual impacts that may occur. These include the placement of the building in tiers conforming to the general topography of the site, making the building less visible for viewers from all vantage point, the architectural treatment of the building so as to be consistent with the architecture of the region and immediate surrounding area, and the landscaping of the site to further soften the visual impacts. In addition, the clustering of the development at the upper plateau area of the site, the preservation of the wooded slopes leading to the Canandaigua Lake shoreline, and the lack of significant development at the shoreline make the development essentially invisible from the Canandaigua Lake surface.

3.5.4 Unavoidable Impacts

Unavoidable visual impacts consist of the change in appearance of the site from viewpoints on Seneca Point Road and the immediate surrounding area. As discussed and illustrated in this section of the DEIS, these impacts are small and have been mitigated to the maximum extent practicable.

3.6 Impacts to Historic and Archeological Resources

Detailed Phase I (records check) and Phase IB (on-site shovel tests) cultural resource investigations were conducted in 2005 by Powers & Teremy, LLC as part of the review of the previously approved 20-lot subdivision on the project site. The results of the studies indicted "no potentially significant cultural resources" were identified on the property. As a result, it was concluded that no additional archaeological investigations were warranted for the property.

The report on the Phase I and Phase IB cultural resource investigations were submitted to the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) for review. By letter dated 15 June 2005, the OPRHP stated its opinion that the proposed project will have no impact upon cultural resources.

The full cultural resources investigation report and the "no impact" letter from the NYS OPRHP are contained in Appendix E to this DEIS.

It is concluded that the development of the Everwilde Inn & Spa, which will result in less disturbance to the site than the previously approved 20-lot subdivision, will also result in no impact to any significant historic or archaeological resources.

3.7 Impacts to Open Space and Recreation

The Everwilde project site is in private ownership and does not presently provide any opportunity for recreational activities. Upon project completion, the facility and grounds will be open to the public on a membership or guest basis. It is likely that reduced rate memberships will be offered to local residents, allowing them to enjoy the facilities and grounds, including the ability to utilize the walking trails through the site.

Open space is abundant in areas north of the project site, as the land uses are generally agricultural and very large lot residential, and directly west of the site with the Bristol Harbour golf course. In its current state, the project site also offers some visually accessible open space, primarily in its northern portion along Seneca Point Road in the vicinity of the intersection with Coye Road. Further to the south along Seneca Point Road, vegetation and grades prevent views into the open areas of the property and the open space value is diminished. As indicated in the current site plan, the northern portion of the site along Seneca Point Road in the vicinity of the intersection with Coye Road will remain open space with enhanced landscaping. Thus, the most visible and important areas of open space visible to the public will be preserved.

It is concluded that no significant adverse impacts to open space or recreation will result from the development of the Everwilde site as planned and that these resources will actually be enhanced by the project.

3.8 Impacts on Transportation

A detailed Traffic Impact Study has been prepared for the project by SRF & Associates of Rochester, NY and is included in Appendix D to this DEIS. This was followed by several letters to address questions raised by the Town Planning Board during its preparation of recommendations on the rezoning request. The letters, which address all corrections and comments by the Town consultant, are also contained in Appendix D. This section provides a summary of the findings of the Traffic Impact Study. For more detail, reference should be made to the complete report in Appendix D.

Construction vehicles accessing the Everwilde site will be required to approach from and leave toward the north utilizing Seneca Point Road, County Route 16 and Route 21. No construction vehicles will be allowed to approach from the south or leave southbound along Seneca Point Road, Hicks Road or Bopple Hill Road. It is believed that the roadways to be utilized are built to

handle this type of traffic load and no significant impacts related to the Everwilde project are anticipated. This will be verified through the DEIS review process by requesting comments from the Town Highway Superintendent. Since no impacts in this regard are anticipated, no further mitigation is necessary and no financial implications are anticipated.

3.8.1 Existing Transportation Setting

The traffic impact study area included three primary roadways in the site vicinity, Seneca Point Road, West Lake Road and Hicks Road, and three existing intersections, W Lake Road/Seneca Point Road, Bristol Harbour Resort/Seneca Point Road, and Hicks Road/Seneca Point Road.

W Lake Road (CR 21) is functionally classified as a rural minor collector roadway, under the jurisdiction of Ontario County in the study area. It consists of one travel lane in each direction and has an Average Daily Traffic (ADT)of approximately 530 vehicles per day (vpd). The speed limit is 55 miles per hour (mph).

Seneca Point Road and Hicks Road are local roadways with one travel lane in each direction within the study area. Seneca Point Road from Hicks Road to Coye Road is under the jurisdiction of the Town of South Bristol and under the jurisdiction of the Town of Canandaigua from Coye Road to W Lake Road. Hicks Road is under the jurisdiction of the Town of South Bristol. The existing ADT for Seneca Point Road is 1,280 vpd north of the Everwilde site and 620 vpd south of the site. Presumably, the difference is primarily due to the activities at the Bristol Harbor Resort golf course, hotel and restaurant facilities.

3.8.2 Potential Impacts

Potential impacts of the proposed development were assessed by estimating the trip generation for the Everwilde Inn & Spa, introducing it to the local roadway network along with an assumed background growth rate, and analyzing the resulting future roadway operational functioning. Each of these steps is described separately in this section.

It is noted that the original Traffic Impact Study included two access driveways for the Everwilde project. As a result of input from the Town Planning Board and Town Board, the two driveways have been combined into one. The traffic impacts with the one driveway were then re-evaluated and no changes in operational functioning were found, as detailed in the 16 July 2015 letter from SRF Associates contained in Appendix D.

Trip Generation

Given the nature of the proposed Everwilde facility, the weekday PM peak hour for traffic (4:45 pm – 5:45 pm) and Saturday peak hour for traffic (11:15 am – 12:15 pm) hours of operation were analyzed to assess worst-case impacts.

The Everwilde Inn & Spa is proposed to contain a unique combination of uses. Given this, and the lack of available ITE trip generation data, SRF Associates counted entering and exiting traffic at the existing Mirbeau Spa in Skaneateles, NY to form a basis for the Everwilde trip generation. The Mirbeau Spa provides similar uses (14,000 s.f. spa, 2,500 s.f. indoor meeting/conference space, restaurant and 34 room hotel) to those proposed at Everwilde. Traffic data at Mirbeau Spa was collected on Thursday February 14th, Friday the 15th and Saturday the 16th, 2013. These trips represent Valentine's Day traffic, which is indicative of high trip generation time periods for this type of use.

The Mirbeau Spa trips counted in February 2013 were used for the spa area and a portion of the hotel trips. Trips for the additional 16 hotel rooms, café/bakery, and restaurant were generated using ITE data; and trips expected to be generated by the banquet space were generated based upon local data for similar sized banquet facilities. The additional hotel trips, café/bakery, restaurant, and the banquet trips were then added to the Mirbeau Spa trips to arrive at a total trip generation for the Everwilde facility.

The resulting site generated peak hourly trip volumes were found to be:

Source	Weekday PM Peak		Saturday Peak	
	enter	exit	enter	exit
Hotel/bakery/spa and restaurant	37	41	55	60
Banquet events	61	24	82	2
Total site generated trips during banquet events	98	65	137	62

Site Traffic Distribution

The site-generated traffic was then distributed to the transportation network on the basis of origins and destinations of that traffic and the location of the access drive serving the site. The arrival/departure distribution of traffic generated at the Everwilde site was determined by consideration of several parameters, including:

- Location of employment centers;
- Location of residential developments;
- Existing Bristol Harbour Resort traffic patterns;
- Existing traffic patterns;
- Existing highway network;
- Existing traffic conditions and controls; and
- Site access driveway locations.

The distribution of traffic from the Everwilde site was done separately for the hotel/restaurant/banquet components and the day spa. For more details on the traffic distribution reference should be made to the Traffic Impact Study in Appendix D.

Capacity Analysis

Capacity analysis is a technique used for determining the operational effectiveness for a section

of roadway and/or intersection based on the number of vehicles during a specific time period and the maximum capacity for the roadway and/or intersection to handle the traffic flow. The measure of effectiveness used for the capacity analysis is referred to as a Level of Service (LOS).

Levels of Service are based upon the amount of delay that a motorist experiences while traveling along a roadway or through an intersection. Six Levels of Service are defined for analysis purposes. They are assigned letter designations, from "A" to "F", with LOS "A" representing the best conditions and LOS "F" the worst. Suggested ranges of service capacity and a more detailed explanation of Levels of Service are included in the full Traffic Impact Study contained in Appendix D.

The standard procedure for capacity analysis is outlined in the Highway Capacity Manual (HCM 2010) published by the Transportation Research Board. Traffic analysis software, Synchro 7, which implements the procedures and methodologies contained in the HCM 2000, was used to analyze operating conditions at study area intersections. The procedure yields a Level of Service (LOS) based on the HCM 2010 as an indicator of how well intersections operate. Existing and background operating conditions during the peak study periods are evaluated to determine a basis for comparison with the projected future conditions. The future traffic conditions generated by the development were analyzed to assess the operations of the intersections in the study area.

To account for normal increases in background traffic, a growth rate of 0.5% per year was added to the existing traffic volumes to arrive at future background traffic at the projected completion of the Everwilde Inn &Spa. This assumed background growth rate would include the current construction of new townhomes at the Bristol Harbor Resort as well as other local home building. The site generated traffic was then added to the future background traffic volumes to arrive at the total full build-out traffic conditions.

The results of the capacity analysis for the study area intersections are shown in the table on the following page. The letters shown in the table indicate the letter grade with respect to the “Level of Service” and the numbers in parentheses indicate the expected delay in seconds experienced

by a motorist a the indicated intersection.

Capacity Calculation Results **Level of Service and Delay at Area Intersections**						
Intersection/Approach	**Existing Conditions**		**Future Background Conditions**		**Full Build Conditions**	
	PM Peak	***SAT Peak***	***PM Peak***	***SAT Peak***	***PM Peak***	***SAT Peak***
Seneca Point Road/W Lake Road						
Eastbound – W Lake Road	A(0.2)	A(0.2)	A(0.2)	A(0.2)	A(0.2)	A(0.2)
Westbound – W Lake Road	A(4.1)	A(3.6)	A(4.1)	A(3.6)	A(5.8)	A(5.8)
Northbound – Seneca Point Road	A(9.6)	A(9.8)	A(9.6)	A(9.8)	B(10.7)	B(10.9)
Southbound – Seneca Point Road	A(9.8)	A(9.9)	A(9.8)	A(9.9)	B(11.0)	B(11.3)
Seneca Point Road/Bristol Harbour Resort Driveway						
Eastbound – Bristol Harbour Resort	A(9.4)	A(9.3)	A(9.4)	A(9.3)	A(9.7)	A(9.7)
Northbound – Seneca Point Road	A(0.5)	A(1.7)	A(0.5)	A(1.7)	A(0.3)	A(0.9)
Seneca Point Road/Hicks Road*						
Eastbound – Hicks Road	A(3.5)	A(2.3)	A(3.4)	A(2.3)	A(3.0)	A(3.3)
Northbound – Seneca Point Road	A(5.6)	A(5.6)	A(5.6)	A(5.6)	A(5.5)	A(5.6)
Southbound – Seneca Point Road	A(0.3)	A(0.3)	A(0.3)	A(0.3)	A(0.1)	A(0.2)
Seneca Point Road/Proposed Driveway						
Westbound – Proposed Driveway	N/A	N/A	N/A	N/A	A(9.8)	B(10.2)
Southbound – Seneca Point Road	N/A	N/A	N/A	N/A	A(3.9)	A(4.1)
A (3.4) = LOS (delay in seconds)						

The results of the capacity analysis indicate that:

- All existing intersections will operate at a Level of Service (LOS) of "A" or "B" on all approaches during both peak hours under existing, background, and full development conditions.
- Any changes in levels of service between background and full development conditions are minor with the maximum increase in delay for any intersection approach at 2.2 seconds per vehicle.
- The proposed site driveway will operate at LOS "A" or "B", with maximum delays of

10.2 seconds or less for all turning movements.

On the basis of the capacity analysis it is concluded that no significant adverse traffic impacts are anticipated from the proposed development and no mitigation is warranted or recommended at the study intersections.

Average Daily Traffic

In addition to the peak hour capacity analysis, a review of the existing and future Average Daily Traffic (ADT) volumes on Seneca Point Road was conducted to assess whether the additional traffic from the Everwilde Inn & Spa would change the prevailing character of this roadway.

The concept of Levels of Service represents "a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and /or passengers." While traffic flow measures in this context are solely from the drivers' perspective, an equally important measure involving residential areas is to instead take into account a resident's viewpoint of traffic. The influence of traffic on the quality of life (or livability) of the residents within the vicinity of the project is often a more appropriate consideration.

Each person's concern for traffic and its impact on his/her quality of life is a function of numerous variables: traffic volume and speed, vehicle composition, temporal distribution of traffic, dwelling setback from the street, presence of children, and numerous resident demographic factors. As such, no one single volume threshold at which residents normally become irritated can be generally applied. The type of roadway and the perception the roadway exhibits to the residents greatly influences the threshold levels. Residents' complaints about traffic volumes escalate whenever the actual conditions on the street differ from the residents' expectations as to what conditions on that particular street should be.

Although there is not a linear relationship between complaints and traffic volume, there is a certain volume range in which resident expectations seem most likely to differ from actual conditions.

Local street design considerations, specified in Residential Streets, Third Edition, 2001, developed jointly by the National Association of Home Builders, American Society of Civil Engineers, Institute of Transportation Engineers, and the Urban Land Institute recommends an average daily traffic volume range between 400 - 1,500 vehicles per day (vpd) for local functioning streets such as Seneca Point Road. Neighborhood street design criteria specified by the American Society of Civil Engineers, National Association of Home Builders, and Urban Land Institute recommends an average daily traffic volume below 250 vpd for local streets, and between 250-1000 vpd for subcollector roadways. The most recent edition of Transportation and Land Development published by the Institute of Transportation (ITE) in 2002 indicates the following maximum ADT volumes for residential streets:

Major Residential Collector - 15,000 vpd
Minor Residential Collector - 3,000 vpd
Local Street (2-ways out) - 200 vpd

Based upon the existing traffic volumes along Seneca Point, it is presently functioning as a minor residential collector road since it has an ADT of between 200 and 3,000 vpd. It was found that the existing ADT of 620 vpd on the road south of the Everwilde site would increase to 810 vpd with Everwilde traffic and that the 1,280 vpd existing north of the Everwilde site would increase to 1,550 vpd with the Everwilde traffic. Thus, Seneca Point Road would continue to operate as a minor collector road after completion of the Everwilde project.

On the basis of the review of of Average Daily Traffic volumes, the professionally prepared traffic impact analysis in Appendix D concludes that the Everwilde Inn & Spa will not have a significant adverse impact on environmental livability along Seneca Point Road.

Pedestrian/Bicycle Safety

An assessment was made of pedestrian safety along Seneca Point Road. Significant pedestrian

and/or bicycle use was not observed during the traffic study period. While such use may be higher during the peak season use in this resort area, no specific impacts related to the Everwilde Inn & Spa project have been identified. Although there may be pedestrian and bicycle traffic traveling to and from the completed project, the amount of such pedestrian and bicycle traffic is not expected to result in any potential significant adverse environmental impacts. Thus, no mitigation relating to the potential pedestrian or bicycle traffic is required.

While no mitigation is required for impacts from the Everwilde Inn & Spa project, the project sponsor is willing to implement potential improvements along Seneca Point Road in the project vicinity as an amenity to the Town and its residents to the extent such improvements are desirable and approved by the Town.

Such improvements could include installing a sidewalk along the project site's frontage; however, there are currently no sidewalks constructed in the nearby area to provide a consistent pedestrian network. The Everwilde Inn & Spa project sponsor has agreed to provide a sidewalk along the entire Seneca Point Road frontage of the Everwilde property at such time that adjacent connecting properties are provided with sidewalks to connect to.

Bicycling accommodations along the roadway are served by bicyclists riding either within the travel lanes or on the paved shoulder space. A paved shoulder space of at least 4 feet is recommended under the New York State Department of Transportation Highway Design Manual, when "Design Approval Documents indicate a need to design shoulders on a project to specifically accommodate bicycling." A 4 foot paved shoulder can provide bicyclists with a space to use separate from the travel lane, as well as providing a space for pedestrians to walk. In addition to providing a shoulder space for other road users, rumble strips may be considered along the edge line to produce tactile and audible feedback for motorists. This treatment can provide a warning that a vehicle may be leaving the travel lane. Based on the Federal Highway Administration (FHWA) technical advisory on rumble strips, they are effective at reducing run-off-road injury crashes, drift-off road crashes, and can improve navigation in foul weather as a way to locate the edge of the travel lane.

As an amenity for the Town and its residents, the Everwilde Inn & Spa sponsor has agreed to contribute an equitable share of the cost of providing a 4 foot paved shoulder along both sides of Seneca Point Road between Coye Road and Hicks Road at such time that the Town and or County determine that such an improvement is warranted and/or desirable.

3.8.3 Mitigation Measures

No significant adverse impacts related to traffic or transportation have been identified and, hence, no mitigation measures are warranted or proposed. However, as noted above, The Everwilde Inn & Spa project sponsor has committed to the implementation of pedestrian and/or bicycle amenities, such as a crosswalk, increased road shoulder, or sidewalk area, as an amenity to the Town and its residents, to the extent that such improvements are desirable and approved by the Town

3.8.4 Unavoidable Impacts

Unavoidable impacts related to traffic and transportation result from the introduction of additional traffic volume to the local roadway network due to the operation of the proposed Everwilde Inn & Spa. However, professional analysis has indicated that these impacts are insignificant.

3.9 Impacts on Noise, Odor and Light

3.9.1 Existing Setting for Noise, Odor and Light

The existing site is undeveloped except for one single family residence located near the Seneca Point Road frontage. Hence, the project site can be considered quiet, essentially odor free and with limited lighting restricted to the immediate area around the existing house.

Noise sources for the subject property and those in the immediate vicinity include traffic noise from vehicles on Seneca Point Road and, in the distance, noise from motorized boats on Canandaigua Lake. Additional noise can be expected from users of the golf course and resort facilities at the Bristol Harbour complex, but this is diminished to a low level by the distance separating the site from these facilities. Typical ambient noise levels in a rural resort area such as this would be expected to be in the 40-50 decibel (dBA) range during the daytime and in the 35–40 dBA range at night on an hourly equivalent noise basis.

The only potential odor source in the immediate site vicinity is the Bristol Harbour kitchen facility. No odor problems have been identified related to activities at this location.

There are no street lights present along Seneca Point Road and, hence, the ambient light level should be low at the site and in the immediate vicinity. It is expected that lighting of the parking area and building at the Bristol Harbour resort, across Seneca Point Road, may introduce some light to the immediately adjacent properties.

3.9.2 Potential Impacts related to Noise, Odor and Light

With development of the proposed Everwilde Inn & Spa, anticipated noise sources would be vehicular noise in the parking and roadway areas, delivery trucks and trash pickup activities, and any sound emanating from outdoor events.

Vehicular activity in the main parking areas and main entry would be expected to be in the range of 45-50 dBA both during the daytime and nighttime hours when the facility is open and operating. This noise would be primarily from vehicle doors closing, voices of patrons in the parking and main entry areas, and the starting and running of engines. The closest property to this noise source is the adjacent property to the northeast located on Coye Road. The home on this property is located approximately 350 feet from the main parking area and approximately 500 feet from the building main entrance. Over these distances, a 50 dBA sound from either the parking or main entrance areas would drop to less than 35 dBA just due to geometric spreading

of the sound energy. Further sound attenuation would be expected from any landforms and vegetation that will be located between the parking and main entrance areas and the adjacent residence. Thus, noise emanating from the main parking area and/or the main entrance to the Everwilde building should not result in a noise level above the ambient background noise at the closest adjacent residence.

The additional parking area to the south of the Everwilde building will be located in excess of 300 feet from the closest residence to the south. A sound of 50 dBA emanating from even the closest portion of this additional parking area would be expected to diminish to less than 40 dBA at the closest residence just due to geometric spreading of the sound. This should be consistent with the ambient noise at this residence, which is located approximately 275 feet from Seneca Point Road frontage and is expected to have its ambient noise dominated by the roadway traffic.

Noise from delivery activities and trash pickup will occur along the western side of the proposed Everwilde building, adjacent to the Seneca Point Road frontage, and well away from any adjacent or nearby residential properties. The loading areas will be approximately 12 feet below the grade of the adjacent Seneca Point Road and all loading activities will occur within a completely enclosed loading dock area within the building basement level. The loading dock area will be shielded by an approximately 12 foot high grade change containing a retaining wall. The grade change and the retaining wall will shield the loading dock area from Seneca Point Road, both visually and from any noise.

As noted, the only outdoor events anticipated are occasional wedding ceremonies at either the large open lawn south of the main building or upon the green roof on top of the spa portion of the main building. Amplified sound may be used during outdoor wedding ceremonies, which will be of relatively short duration, and all wedding receptions and other events with amplified sound will be restricted to indoor areas. No outdoor amplified sound for wedding ceremonies will be utilized between the hours of 10 pm and 10 am and absolutely no fireworks of any kind will be permitted on the Everwilde Inn & Spa property.

To assure that noise impacts due to outdoor activities are not harmful to neighboring properties,

the applicant agrees to a voluntary limit on noise at all property lines due to the Everwilde Inn & Spa operations at a one-hour equivalent sound level of 40 dBA (A-weighted decibels) from 10 pm to 10 am and to 55 dBA at all other hours. If found necessary, further mitigation features will be incorporated, such as landforms and enhanced vegetation screening, and, if necessary, sound barrier installation, to assure these voluntary limits are not exceeded.

As is the case for most municipalities with noise limitations, enforcement of the noise standards will be in response to complaints. Upon being notified of a noise complaint, the project sponsor will immediately arrange to have a continuous noise measurement made at the subject property line over a continuous period of at least twenty four hours during which normal operations, including an outdoor event, are being conducted. It is most likely this will be over a weekend time frame, in which case the noise measurement could be extended to cover at least the period from Friday afternoon at 4:00 pm through Monday morning at 9:00 am. Results of the noise measurements, including a specific evaluation of compliance with the voluntary standards enumerated above, will be provided in a written report submitted to the Town of South Bristol. If the noise measurements indicate an exceedance of the voluntary noise standards, additional mitigation measures will be required. Such additional mitigation measures will be subject to approval by building code enforcement officer of the Town of South Bristol.

The only potential odor sources at the Everwilde Inn & Spa are trash containers and air emissions associated with cooking and baking at the restaurant and café facilities. To avoid any odor impacts, all trash containers will be contained within the completely enclosed building loading dock area. Odor impacts from kitchen activities will be avoided through the use of airborne particulate traps in all cooking hoods. Any odors that do reach outdoor areas will be quickly dispersed by the air flow at this hilltop location and should not present an impact to any nearby properties. It is noted that all mitigation measures will be sized to handle the maximum possible usage anticipated.

It is noted that odors will not be produced by the leach fields to be constructed for wastewater disposal. The proposed wastewater treatment system has been designed to meet all NYS DEC and NYS DOH standards and has been conservatively sized for the proposed development. Such

systems do not produce odors. Maintenance and operation of the wastewater disposal system will be by professionals and any problems will be corrected before any odors are apparent.

The Everwilde Inn & Spa site will, by necessity, by lit by artificial lighting for both safety and security. The proposed lighting strategy for the site is illustrated in Figure 2-6. While this lighting strategy was developed for the originally proposed site layout, it is illustrative of how the alternative layout will also be lit.

The strategy includes the installation of dark-sky friendly lighting that will provide reasonable illumination levels for nighttime safety and enjoyment while protecting the night sky and environment from unnecessary illumination and protecting adjacent properties from light trespass and glare. An example of a dark sky compliant lighting fixture is shown in Figure 3-11. As illustrated in Figure 2-6, most of the project site will have no supplemental lighting and will remain unlit. This includes the buffer areas to the north and south of the building and parking areas and the entire wooded slope leading to the lake shoreline. The only exception to this will be low ambient lighting along the cart path and at the seating area near the shoreline.

The proposed parking lot light poles would be restricted to a maximum height of 25 feet. The final pole height will be determined during design development, based on the illumination levels of the selected light fixture and pole spacing. The proposed lighting along the cart path is proposed as a combination of downlights from the trees for a moonlight effect with supplemental pedestrian level light poles to ensure safety. The light poles along the cart path and around the lakeside seating area would be limited to 12 feet in height. Most lighting for the lakeside seating area and cart path will be shut off when the shuttle service terminates. Only lighting necessary for safety and security will be maintained on after that time.

The proposed dark-sky friendly lighting system will provide reasonable illumination levels for nighttime safety and enjoyment while protecting the night sky and environment from unnecessary illumination, and protecting adjacent properties from light trespass and glare. All safety and emergency lighting will be on a dusk to dawn timer.

Finally, the building areas and parking will be lit to a level necessary for safe operation and security. Light levels in these areas will be reduced when not needed. The use of dark-sky compliant lighting fixtures, which feature full cutoff shielding that does not allow any light to escape beyond an angle of 90 degrees from the vertical plane, along with landform and vegetative buffers, will assure that no light trespass to adjacent properties will occur.

3.9.3 Mitigation Measures for Noise, Odor and Light

As detailed above, mitigation measures for potential noise impacts include:

- The use of large setbacks from property lines, vegetation and landforms to shield adjacent properties from noise sources.
- The voluntary agreement to limit noise at all property lines due to the Everwilde operations to a one-hour equivalent sound level of 40 dBA (A-weighted decibels) from 10 pm to 10 am and to 55 dBA at all other hours.
- Limiting the use of outdoor amplified sound to the hours of 10 am to 10 pm.
- The placement of the building loading and trash areas well below grade and well away from any nearby residential property and within a completely enclosed building basement area.

Mitigation measures for potential odor impacts include:

- The use of particulate traps for all kitchen hood areas.
- The placement of all trash containers and the trash pickup area well away from any nearby residential property and within a completely enclosed building basement area

Mitigation measures for potential light impacts include:

- The installation of dark-sky compliant lighting fixtures , which feature full cutoff shielding that does not allow any light to escape beyond an angle of 90 degrees from the vertical plane.
- The use of landforms and vegetative buffers to assure that no light trespass to adjacent properties will occur.

- The reduction of after-hours lighting to the minimum levels necessary to maintain safety.
- No supplemental lighting over most of the project site, including the buffer areas to the north and south of the building and parking areas and the entire wooded slope leading to the lake shoreline with the only exception being be low ambient lighting along the cart path and at the seating area near the shoreline.
- The reduction of light levels in the building and parking areas when not needed.

3.9.4 Unavoidable Impacts related to Noise, Odor and Light

As detailed above, with incorporation of all the proposed mitigation measures, no significant adverse impacts related to noise, odor or lighting are anticipated.

3.10 Consistency with Community Plans and Community Character

3.10.1 Existing Community Character and Growth Trends

Community character is defined under SEQR as all the man-made and natural features of an area, including the visual character, its visual landscape; the buildings and structures and their uses, the natural environment, and municipal activities, town services, and local policies that are in place. Development can, therefore, cause changes in several community characteristics including intensity of land use, housing, public services, aesthetic quality, and the balance between residential and commercial uses.

As described in the Town of South Bristol Comprehensive Plan,[7] the town is a mix of residential, agricultural and forested lands. The highest concentration of residents resides in the northeast corner of the town, within the Bristol Harbour Complex. Along the Town's major arteries, State

[7] Town of South Bristol Comprehensive Plan, adopted 2008, can be found at: http://www.southbristolny.org/Documents/Comprehensive_Plan/ComprehensivePlan.pdf.

Route 64 and 21, County Roads 12, 33 and 34 there is a mix of older and newer homes. The lakeshore and its immediate rising hills are populated with cottages, lake homes, farms and vineyards. The town hosts a variety of recreational areas including a ski resort, golf course, the New York State Stid Hill Multiple Use recreation area, a public boat launch, Ontario County Park, Camp Warren Cutler Seneca Waterways Council Boy Scout reservation, the Rochester Museum and Science Center Cumming Nature Center, Writers and Books Gell Center, and the University of Rochester's C.E.K. Mees Observatory, all of which occupy large tracts of land.

The Town's major arteries are populated with a variety of commercial businesses. The majority of these are relatively small and home-based, such as bed and breakfast inns, which dot the town. South Bristol is tourist oriented largely because of the year-round recreational and artistic opportunities. Its attraction is due to its scenic vistas and proximity to more populated urban areas. This also makes it a desirable place to live, vacation, and enjoy the many recreational activities.

The immediate vicinity of the Everwilde Inn & Spa site can be characterized as a mix of commercial, large lot residential, agricultural and dense residential uses. Existing commercial uses along Seneca Point Road consist of the Heron Hills wine tasting facility north of the project site and the Bristol Harbour golf course, banquet facility, restaurant and hotel immediately across the road from the Everwilde site. Dense residential development occurs within the Bristol Harbour Planned Development District on both sides of Seneca Point Road just south of the Everwilde site with more under construction at present. The Everwilde Inn & Spa will be complementary to these existing uses.

The project site fronts on the north on Coye Road, which forms the border with the adjacent Town of Canandaigua. Zoning for the Town of Canandaigua lands north of Coye Road is R-1-30- Residential 30,000 Sq. Ft. Permitted uses in this zone are single family residential and continuing agricultural use. The minimum lot size is 30,000 square feet or 0.69 acres. The Everwilde project includes a substantial vegetated and landform buffer to the north at the Coye Road frontage. This buffer area will provide an adequate transition to any future uses that may be located in the Town of Canandaigua across Coye Road.

In general, growth in the Town of South Bristol is concentrated in the Seneca Point Road area in and around Bristol Harbour and along the lake shoreline.

3.10.2 Consistency with Town Comprehensive Plan and Zoning Code

It is noted at the outset that the Town of South Bristol Planning Board, after extensive review of the project application materials and extensive public input, found by majority vote that the proposed Everwilde Inn & Spa development is consistent with the Town Comprehensive Plan and that the project met all the requirements under the Town zoning code for the Planned Development District (PD) designation. It is further noted that the PD zoning designation for a development site is not an exception to the Town zoning code, it is permitted and encouraged by the code in locations that are appropriate.

As set forth in the application materials, the Project is truly unique regarding its fit within the stated goals of the Town Comprehensive Plan. The Project is in furtherance of and compliance with the following goals expressly set forth in the Town's Comprehensive Plan:

- Encourage tourism;
- Promote South Bristol;
- Preserve open space;
- Promote tourist related businesses;
- Conserve and preserve scenic overviews, lakes, forests, and hills;

- Preserve water quality; and

- Comply with Canandaigua Lake Uniform Docking and Mooring Law.

Given the above facts, the Town Planning Board in its report to the Town Board regarding the rezoning states "*The Planning Board finds that the proposal is consistent with the Town Comprehensive Plan". (See Planning Board report page 11).*

The Project presents the unique opportunity to deliver a first-class Inn & Spa tourist destination to the Town and promote the Town on a wide scale basis as a top-notch location to visit, live, and work, all while preserving and enhancing the natural features of the site, including scenic overviews, the existing wooded slopes, and the lakeshore. The Project will provide the local community and those visiting the region with the benefits of the amenities to be offered by the development, as well as the enjoyment of the serene Canandaigua Lake setting.

With respect to promoting the Town of South Bristol and its tourism economy, the Everwilde Inn & Spa will incorporate the following measures:

1) The Everwilde Inn & Spa web page will highlight businesses and attractions in South Bristol with links to their websites.

2) Advertising and promotional materials will proudly identify that Everwilde Inn & Spa is in the "Scenic Town of South Bristol".

3) Press releases will mention that the facility is "in the scenic Town of South Bristol" whenever appropriate.

4) Radio & TV ads will mention "in scenic Town of South Bristol" whenever appropriate.

5) In Room materials and the TV 'house channel' will mention and showcase scenery of the Town of South Bristol and, whenever appropriate, local South Bristol businesses.

6) In Room restaurant guide will list Town of South Bristol restaurants first in preferred choices.

7) In Room shopping & attraction guide will list Town of South Bristol shops first in preferred choices.

8) Everwilde Inn & Spa will utilize pictures of scenery and views from locations within the Town of South Bristol wherever appropriate on its website and in printed materials.

As discussed earlier, the pending action before the South Bristol Town Board is an application by the project sponsor for a zoning map amendment changing the designation of the 45.7 acre site from its current R-3 (Three-Acre Residential District) designation to a PD (Planned Development) designation.

The stated purpose of the R-3 district is to promote low density growth to encourage the perpetuation of scenic vistas located within the town. Permitted residential principal uses consistent of a single family, a two family or a mobile home on a single lot of three acre minimum size. Other permitted principal uses are a bed and breakfast facility with up to five rentable bedrooms and customary agricultural uses, again on minimum three acre lots.

The stated intent of the PD district is to allow for specialized or multi-use purposes where tracts of land suitable in location, area and character for the uses and structures proposed are to be planned and developed on a unified basis. New PD Districts may be established by the Town Board within any of the existing districts or within any districts that may be established in the future.

The proposed Everwilde Inn & Spa will contain a mix of uses that is being planned and developed in a unified manner. As illustrated in Section 4.4 of this DEIS, the project will perpetuate important scenic vistas in the Town to a greater extent than a residential development consistent with the R-3 district requirements would. Given that sound land use planning

encourages the clustering of like-kind developments in close vicinity to one another, the proposed location of the project directly across the street from the existing Bristol Harbour Resort Planned Development is appropriate.

With respect to the specific requirements for creation of PD district under the Town Zoning Code, the Town Planning Board states in its report:

"*…the Planning Board finds tract suitable for the general type of PD zoning proposed. The proposed use would occupy only a portion of the site, is consistent with other similar commercial/recreational uses in the vicinity and, as indicated in the TIS submitted by the project sponsor, would have minimal effect upon peak and average daily traffic volumes in the vicinity".*

"…the Planning Board finds that the site, while challenging due to the presence of steep slopes, is suitable to the type of development proposed which can concentrate development in the upland portion and leave areas down-slope and nearer the lakeshore less disturbed." and "… the proposed development has the potential to improve drainage from the site and stabilize areas now eroding".

"…the Planning Board finds that the proposed development is generally in keeping with the surrounding areas and the established pattern of development".

"…the Planning Board finds that the proposed development is generally consistent with existing development and the mix of uses now found in the immediate vicinity".

"…the Planning Board finds that, as described in the TIS submitted by SRF Associates, the proposed District will not have significant impacts upon major roads in the area. As already stated in this document, the Planning Board also finds that the proposed District would be located near (actually on) a collector street and would not create traffic along adjacent roads in residential neighborhoods outside the district".

In summary, the Planning Board, after a lengthy review, determined that the proposed project is consistent with the Town Comprehensive Plan, that the PD zoning is suitable for this location and that the proposed project meets all the other standards and requirements under the Town Zoning Code.

It is understood by the project sponsor that, consistent with the Planning Board report, in the event a sewer connection is feasible, a referral will be made by the Town Board to the Planning Board to review this aspect of the project.

Consistency with the Zoning Code Section 73, Docking and Mooring

The Town of South Bristol adopted the most recent version of the Canandaigua Lake Uniform Docking and Mooring Law in September 2011 and incorporated it as Section 73 of its zoning code. In this section, the compliance of the proposed Everwilde Inn & Spa docking system is examined.

It is first noted that this project is not proposing a marina. Section 73-5 of the Zoning Code, dealing with docking and mooring facilities, defines a marina as "A facility that provides docking and/or mooring facilities and associated land-based support facilities such as parking, marine fueling, restrooms, marine dump station, and incidental sales and service." Only docking and no land based support facilities for marina operations are proposed at the Everwilde site and the docking facility will be for transient use by patrons of the Everwilde facilities only. If the Everwilde waterfront development can be characterized as a marina, so can every single family residence on the lake shoreline with one or more docks.

Pursuant to the provisions of the code, the number of docking and mooring facilities allocated to a land parcel is based upon a Tier assignment by the Town Board. Tier assignments are under the sole purview of the Town Board and no appeal of a Tier assignment to the Zoning Board of Appeals is permitted.

Pursuant to section 73-6.B(1), the Tier classification by the Town Board "shall be assigned" to zoning districts based upon the "primary purpose" of the adjoining land zoning district. Tier 1 assignments are for adjoining zoning districts with a primary purpose being residential uses. Tier 2 assignments are for adjoining zoning districts with a primary purpose being non-residential uses and Tier 3 assignments are for adjoining zoning districts with a primary purpose

being non-residential uses that permit a "transient use" of the adjoining land parcel. A "transient use" is defined in section 73-5 as "The temporary use of a docking or mooring facility by patrons of a restaurant, hotel or motel on an adjoining parcel".

While it is clear that a Tier 3 assignment for the Everwilde project site most closely conforms to the code requirements and definitions, the Town Planning Board and other reviewing agencies have recommended that a Tier 1 assignment be made in the event a Planned Development (PD) zoning is approved. For this reason, compliance with the Tier 1 requirements under the Uniform Docking and Mooring Law are analyzed in this section, which are more stringent than the requirements for a Tier 3 assignment.

The proposed Everwilde docking facilities are shown in Figure 3-6. It consists of 3 open docks, with 2 of the open docks providing 4 boat slips each and 1 providing a canoe/kayak launch pad, and 1 boat house with 2 boat slips. Thus, a total of 3 docks plus 1 boat house are proposed with 10 boat slips. A boardwalk is proposed to provide access to the docks. As described in detail later in this section, the boardwalk is set out approximately 10 feet from the base of the shoreline cliff, and corresponding mean high water line (MHWL), for safety reasons and to avoid any excavation or disturbance to the base of the shoreline cliff.

Under a Tier 1 assignment, the 546 foot long shoreline at the Everwilde site would be permitted a maximum of 5 docks and 1 boat house containing a maximum 11 boat slips. It is clear that the proposed Everwilde meets the Tier 1 allocation for docking not withstanding that the Tier 1 requirements are designed for residential use and are more stringent than would be permitted in connection with a Tier 2 or Tier 3 designation.

It is noted that this site meets the code criteria as a "steep slope" parcel. The MHWL comes directly to the toe of the cliff on the property, the cliff rises more than 20 feet at an angle greater than 30 degrees, and less than 20 contiguous feet of the shoreline are not characterized as steep slope. As a steep slope parcel, an additional 200 square feet of dock area is allowed under the code and this additional area can be distributed among the allowed docks.

The specific dimensional requirements for the docking facility under an assumed Tier 1 assignment are detailed in the following table along with the corresponding dimensions proposed for the Everwilde Inn & Spa docking.

Docking Facility Code Compliance					
	Tier 1 Code Requirement	Dock 1	Dock 2	Dock 3	Boathouse (Dock 4)
Total Area	720 sf + part of 200 sf steep slope	718 sf	720 sf	720 sf	720 sf
main walkway width	8 ft maximum width	8 ft wide	8 ft wide	8 ft wide	8 ft wide
main walkway length	No less than 50% of total length of dock	51.5 ft length of total 51.5 ft length or 100%	49 ft of total 49 ft length or 100%	49 ft of total 49 ft length or 100%	52 ft of total 52 ft length or 100%
dock appendages	Each appendage less than 256 sf	306 sf (256 sf + 50 sf steep slope)*	Each less than 256 sf with the largest = 96 sf	Each less than 256 sf with the largest = 96 sf	Each less than 256 sf with the largest = 96 sf
* total steep slope usage = 50 sf of permitted 200 sf					

As is evident from the data presented, the proposed docking facility meets the requirements under the Tier 1 design standards, including those related to the total area of the docks.

The only exception to the compliance of the facility is the boardwalk access to the docks, which runs parallel to the shoreline for a length of approximately 329 feet and, at 10 feet wide, contains a total surface area of 3,419 square feet. As stated in Section 73-3.B of the zoning code this structure, which is to be located approximately 10 feet waterward of the MHWL, is not a permitted structure and, as such, will require a variance from the Town Zoning Board of Appeals. It is being proposed to keep patrons accessing the docking facility away from the toe of the shoreline cliff, where falling debris may constitute a safety hazard. In addition, by placing the boardwalk on piles over the water, excavation and/or other disturbance to shoreline cliff will be avoided. The alternative to this boardwalk access would be to construct stairways down to the individual docks, causing much more disturbance to the shoreline cliff, its vegetation and the

shoreline itself.

As noted in the NYS DEC SEQR Findings Statement for the previously proposed 20-lot subdivision, the NYS DEC requested that the applicant seek a variance to place a shoreline access walkway, similar to that now being proposed for the Everwilde project, beyond the MHWL in order to avoid any excavation of the shoreline cliff base. Such a variance was granted by the Town. The project sponsor believes the existing variance to be applicable to the proposed Everwilde project as the existing variance runs with the land. Additionally, the rationale for granting of the variance remains consistent under the proposed Everwilde project. If it is later determined by the Town that the prior variance is no longer valid for use, a new variance application will be submitted for construction of the boardwalk access walkway along the shoreline after completion of the rezoning process, as is appropriate with any project approval process. An alternative docking configuration not requiring the access boardwalk variance has been developed and is illustrated and evaluated in Section 4.5.

3.10.3 Consistency with Canandaigua Lake Watershed Management Plan

The Everwilde Inn & Spa project is consistent with the recommendations of the 2014 Canandaigua Lake Watershed Management Plan[8] and advances several of its goals. The Plan discusses areas of concern regarding the Lake water quality, with recommendations in each area. Several of these areas are relevant to the Everwilde development and are described in this section.

With respect to development threats, the Plan notes (see page 14) that "a high density ring of residential development hugs the lake's shoreline, creating a suburban corridor around the lake with over 50% of the land within 500 feet of the lake in some form of residential or commercial

[8] Comprehensive update of the Canandaigua Lake Watershed Management Plan 2014. The Canandaigua Lake Watershed Council, find at http://www.canandaigualakeassoc.org/wp-content/uploads/2014/08/Watershed-Plan_public_12-20.pdf.

land cover". As noted under water quality threats (see page 42), "the area of land within 500 feet of the lake equals approximately 2,200 acres. Although this area is only 2% of the watershed, its proximity and pollution loading makes it a high priority area for protection and management". The Plan also has a stated goal (see page 72) to encourage municipalities "to improve zoning ordinances to reduce impervious surface and limit new development within 100 feet of the lake."

The Everwilde Inn & Spa project addresses these issues by clustering the development and its impervious surfaces at the top of the plateau, approximately 1,800 feet from the lake shoreline. Even the very small footprint proposed at the shoreline for a sitting area and restroom has the building placed over 100 feet from the shoreline. This clustering of the development, with preservation of the wooded slopes and shoreline area, is in contrast to the adjacent and nearby existing developments with single family homes with septic systems built close to the shoreline and multiple structures directly on the lake's shoreline, as shown in Figures 3-7A, 3-7B and 3-7C.

Stormwater management is another important issue highlighted in the Watershed Management Plan. It is noted in the Plan (see page 56) that existing development that occurred prior to the late 1980's typically had no post-construction stormwater measures in place to slow and filter runoff before discharge to the lake and, therefore, the vast majority of stormwater runoff generated by existing development in the watershed goes into the lake unfiltered. To address this issue, the Plan recommends incorporation of modern solutions, generically termed Low Impact Development or LID techniques, for stormwater management in new development. An important LID concept is cluster development to preserve pervious, undisturbed land cover. LID techniques also include the use of green infrastructure within development areas to slow runoff and filter pollutants. Recommended techniques include the use of bio-retention areas, green roofs, and the utilization of vegetated swales.

As detailed earlier in this DEIS, the Everwilde project has been purposely designed to cluster the development area in the upper plateau of the site on a previously disturbed open meadow, resulting in the preservation of most of the wooded hillside draining toward the lake as well as the lake shoreline. The project also incorporates a green roof, bio-retention areas and vegetated

swales for stormwater management. The proposed stormwater management pond will effectively remove stormwater borne pollutants before discharge to the lake and the closed piping system for the stormwater discharge will avoid further, and decrease existing, erosion of the steep sloped areas and the resulting sediment transport to the lake.

With respect to watercourse and shoreline management, the plan notes (see page 69) that "streams with severe streambank erosion … can contribute huge loads of sediment and pollutants to the lake". In terms of the lake shoreline, the Plan notes that the removal of vegetation along the shoreline and the installation of artificial shoreline stabilization, such as walls, can exacerbate the problem of shoreline erosion and the resulting loss of habitat and water quality degradation. Examples of this can be found in the existing residential developments along the lake shoreline in the immediate site vicinity with artificial shore protection structures and cleared vegetation for access and sitting areas immediately adjacent to the shoreline.

The Everwilde development plan calls for the stabilization of the existing, eroding gullies that drain across the property, the replacement of failing culverts, the use of stone lining, check dams and plunge pools, and the reduction of peak storm flows emanating from the upper portion of the property. All of these measures should reduce the erosion and resulting sediment transport to the lake that is occurring now on this property. In addition, no disturbance is proposed for the shoreline vegetation and existing cliff toe and face along the lake shoreline with the exception of the routing of a new stairway and some utility lines through an existing cut located at the far south end of the site. Thus, over 500 feet of the total 546 foot shoreline at the site will remain in its current, natural state. The proposed docking system will be placed out in the water, beyond the mean high water line, with a boardwalk access that will limit pedestrian use of the shoreline. The boardwalk and docking system will occupy approximately 321 feet of the total 546 feet of shoreline at the site, preserving untouched over 200 feet of natural shoreline with no structures in front. This is in contrast to the four waterfront lots that could be built under the approved 20-lot subdivision that exists on the site or the minimum of three such lots that could be located along the shoreline even if developed under the current R-3 zoning of the site (see Alternatives section of this DEIS). Such single family development could entail the use of multiple stairways and/or tram tracks to provide access down the steep cliffs and multiple, separate boat docks and

associated structures as allowed for steep slope lots under the Docking and Mooring Law.

The last area addressed in the Watershed Management Plan relevant to the Everwilde project is wastewater treatment. The Plan notes (see page 80) that the lake watershed has over 4,000 existing onsite wastewater treatment systems and their failures are hard to detect and correct. Therefore, "many systems that are not working properly go undetected for years and contribute to elevated levels of pathogens, nutrients and other contaminants to groundwater and ultimately the lake". It goes on to note that "The highest priority systems that are inadequately functioning are those along the shoreline since there is no buffer or filtering before the groundwater flow from the wastewater system enters the lake."

As noted in the application materials, the preferred option for the Everwilde project is to connect to the existing Bristol Harbour wastewater treatment system. This would be consistent with the recommendation (see page 84) to "extend centralized wastewater collection and treatment where appropriate." While the Everwilde project sponsor will continue to pursue this option, institutional barriers may prevent such a connection for an indefinite time.

In contemplation of the potential lack of availability or delay in the Bristol Harbour sewer connection, the applicant has modified the site plan to provide an on-site treatment system alternative consisting of enhanced pretreatment with disposal to leach fields in multiple raised bed septic fields. As detailed elsewhere in this DEIS, this system will meet or exceed all NYS DEC and NYS DOH standards for onsite treatment facilities, including the provision of 100% replacement area. In addition, this system will be professionally operated and maintained so any failures will be detected and fixed before any environmental damage occurs. Finally, this system is to be located over 1,800 feet from the lake shoreline so that, even in the event of a failure wastewater will flow through a natural, vegetated soil system before any discharge could occur to the lake.

In summary, the Everwilde project incorporates and implements many of the recommendations of the 2014 Canandaigua Lake Watershed Management Plan, avoids the threats identified in that Plan and, therefore, is consistent with the Plan and furthers it goals.

3.10.4 Potential Impacts

As described in detail in this DEIS, the project will be appropriately sized and placed at the site in a manner that allows substantial preservation of environmentally sensitive areas and significant buffering between project improvements and neighboring properties, including the residentially zoned lands north of the site in the Town of Canandaigua. The project will not be in contrast with existing land use patterns, as the Town's only other hotel/restaurant/banquet Planned Development, Bristol Harbour Resort, is located directly across the street from the project site. Thus, the placement of the Everwilde development at the proposed location will further the overarching land use planning goal of clustering like-kind developments in close vicinity to one another. Since Bristol Harbour Resort is the most similar development to the proposed project in the entire Town, not only are the physical characteristics of the site ideal to host the project, the site is also a perfect fit from a land use and zoning perspective.

In terms of the lakefront portion of the development, Section 73-6B(1) of the Zoning Code dealing with the Uniform Docking and Mooring Law states that "The scale and intensity of docking and mooring facilities allowed in Tier One are declared to be compatible with residential uses and the associated neighborhood character." Since the proposed lakeshore docking facility will comply with the Tier One design standards, it is compatible with the adjacent and nearby residential uses along the shoreline.

3.10.5 Mitigation Measures

As detailed above, the proposed Everwilde Inn & Spa is compatible with the surrounding land uses, is consistent with the existing growth patterns in the Town and immediate area, meets the requirements under the Town zoning code, is consistent with the Town Comprehensive Plan and is consistent with the Canandaigua Lake Watershed Plan. As such, no impacts related to changes in community character and growth are anticipated and, hence, no mitigation measures are

recommended.

3.10.6 Unavoidable Impacts

As detailed above, the proposed Everwilde Inn & Spa is compatible with the surrounding land uses, is consistent with the existing growth patterns in the Town and immediate area, meets the requirements under the Town zoning code, is consistent with the Town Comprehensive Plan and is consistent with the Canandaigua Lake Watershed Plan. As such, no significant adverse impacts are anticipated related to changes in community character and growth.

4 Alternatives

4.1 No Action Alternative

Under the "no action" alternative, the Everwilde Inn & Spa would not be built as proposed and the site would continue as an unbuilt, 20-lot subdivision approved for future development. Development as the existing 20-lot subdivision is detailed in the next section.

Under the "no action" alternative, all adverse impacts that would result from the Everwilde Inn & Spa project would be avoided, as would all the benefits including the provision of jobs and additional taxes, the furtherance of the Town goals regarding appropriate and compatible growth consistent with the tourism economy and the benefits to the local residents through the additional services and choices provided by the proposed project.

4.2 Development According to Approved 20-Lot Subdivision

As noted elsewhere in this DEIS, the project site is an approved and filed, 20-lot subdivision that was the subject of an extensive and detailed environmental review over 2005-2008. Figure 4-1 illustrates the development if built as approved. It is noted that the subdivision was approved and filed prior to the changes in the Town zoning code establishing and the designation of this property as being in the R-3 zoning district.

By necessity, and as more fully described below, the construction of the single family lots located at the shoreline and down the steep slopes to the shore would involve the clearing and grading of much of the property, the installation of a dedicated roadway doe to the shoreline lots capable of handling vehicular traffic, and the installation of a docking facility consisting of 20 boat slips with 20 storage lockers at the shoreline and 5 moorings located off the site shoreline.

A comparison of the degree of site disturbance under the 20-lot subdivision alternative and the proposed Everwilde Inn & Spa plan with onsite water supply and wastewater treatment is as follows:

Element	Proposed Everwilde with onsite utilities	Approved 20-Lot Subdivision
Total Disturbance to Site (acres)	23.3	33.0
Total Pavement (acres)	3.9	3.0
Landscape, Hardscape and Lawn (acres)	18.0	28.8
Wooded Area to be Preserved (acres)	21.9	12.7
Meadow to be Preserved (acres)	0.5	0.0
Number of Boat Slips	10	20
Number of Moorings	0	5
Number of Storage Lockers on Shoreline	0	20

The degree of disturbance contrast between the approved 20-lot subdivision and the proposed Everwilde project is illustrated in Figure 4-5 showing a simulation of the view toward the project site from the Canandaigua Lake shoreline under both development alternatives. It is noted that the rendering in Figure 4-5 follows the approved site plan with properly scaled homes with heights below the maximum allowed and in the locations as shown on the site plan. All areas designated for grading are shown as green lawn, indicating replacement with new vegetation.

As detailed above and in Figure 4-5, development of this site as approved in a 20-lot residential subdivision would involve much more extensive disturbance to the property, a more intensive use of the shoreline area, and a more pronounced visual impact as seen from the Canandaigua Lake surface. The clearing of the wooded slopes down to the shoreline would increase the threat of erosion and stormwater impacts to the Lake and to adjacent neighboring properties. The spreading of the development over the entire site makes the management of stormwater much more difficult and less efficient than having the entire developed area managed through a single stormwater management pond with a closed conduit to the Lake, as proposed for the Everwilde development. While the inclusion of green infrastructure could also be done with a residential development, it would likely be less efficient since it would have to be on a lot by lot basis. In

addition, future maintenance of any green infrastructure would be up to the individual owners with less guarantee of it being done.

The development as the approved 20-lot subdivision would also result in less tax revenue to the local governments and school district with additional service burdens for maintenance of the dedicated roadway to the shoreline as well as the potential for additional service burdens on the School District.

In terms of lighting impacts to neighboring properties, a residential development would likely result in more lighting on the cleared lots and roadway on the slopes leading to the shoreline and along the shoreline cliff and less lighting and light impact on the upper plateau area. In terms of noise, a similar pattern would be expected with generally more noise produced (by mowing, children playing, parties, etc.) by the residences down the cleared slope and along the shoreline cliff and somewhat less noise produced at the plateau area near Seneca Point Road. Noise and activity generally at the shoreline would be expected to be higher with the additional dockage and mooring capacity of the residential development as compared to the Everwilde Inn & Spa docking plan.

The only potential positive impacts of development under the 20-lot residential layout are a reduction in the peak hour and average daily traffic volumes and a reduction in the sewage flow and water demand that a residential development would result in.

It is concluded that the alternative development of this site as the approved 20-lot residential subdivision would result in far more land disturbance and far more destruction and use of the steep wooded slopes above the Canandaigua Lake shoreline resulting in a greater negative impact on views from the Lake surface and potentially greater impacts due to erosion and stormwater runoff. In addition, noise and lighting impacts on neighboring properties would be increased on the sloped and wooded portion of the site and such a development would potentially result in, a more intensive, and potentially more destructive, use of the shoreline area of the site.

4.3 Development According to R-3 Zoning

It has been suggested that the site should be re-subdivided into a residential development consistent with the requirements under the current R-3 zoning of the site. Figure 4-2 illustrates such a concept with a total of 15 lots over the 45.7 acre site. While less intensive than under the approved 20-lot subdivision, this alternative would still result in the disturbance and removal of a significant wooded area leading down the slope to the shoreline, including a dedicated and paved roadway providing access down the slope.

A comparison of the degree of site disturbance under an alternative subdivision consistent with the R-3 zoning and the proposed Everwilde Inn & Spa plan with onsite water supply and wastewater treatment is as follows:

Element	**Proposed Everwilde with onsite utilities**	**Subdivision Consistent with R-3 Zoning**
Total Disturbance to Site (acres)	23.3	29.0
Total Pavement (acres)	3.9	2.3
Landscape, Hardscape and Lawn (acres)	18.0	24.8
Wooded Area to be Preserved (acres)	21.9	14.6
Meadow to be Preserved (acres)	0.5	2.0
Number of Boat Slips	10	15
Number of Moorings	0	Up to 15 in place of boat slips
Number of Storage Lockers on Shoreline	0	3

In addition to the land disturbance, even with only three lots directly on the shoreline, a total of 6 docks containing up to 15 boat slips (vs 4 docks and 10 boat slips for the Everwilde project) would be permitted as each of the three lots would have at least 150 lineal feet of shoreline and, under the Tier 1 allocation, each could have 2 docks with 5 boat slips. In addition, as these would be steep slope parcels, they could each install a boat accessory structure at the shoreline along with a set of steps or a mechanized lift down the face of the shoreline cliff.

As for the approved 20-lot subdivision, development of this site as a residential subdivision consistent with the R-3 zoning would involve much more extensive disturbance to the property, a more intensive use of the shoreline area, and a more pronounced visual impact as seen from the Canandaigua Lake surface. The clearing of the wooded slopes down to the shoreline would increase the threat of erosion and stormwater impacts to the Lake and to adjacent neighboring properties. The spreading of the development over the entire site makes the management of stormwater much more difficult and less efficient than having the entire developed area managed through a single stormwater management pond with a closed conduit to the Lake, as proposed for the Everwilde development. While the inclusion of green infrastructure could also be done with a residential development, it would likely be less efficient since it would have to be on a lot by lot basis. In addition, future maintenance of any green infrastructure would be up to the individual owners with less guarantee of it being done.

The development as a residential subdivision would also result in less tax revenue to the local governments and school district with additional service burdens for maintenance of the dedicated roadway to the shoreline as well as the potential for additional service burdens on the School District.

In terms of lighting impacts to neighboring properties, a residential development would likely result in more lighting on the cleared lots and roadway on the slopes leading to the shoreline and along the shoreline cliff and less lighting and light impact on the upper plateau area. In terms of noise, a similar pattern would be expected with generally more noise produced (by mowing, children playing, parties, etc.) by the residences down the cleared slope and along the shoreline cliff and somewhat less noise produced at the plateau area near Seneca Point Road. Noise and activity generally at the shoreline would be expected to be higher with the additional dockage and mooring capacity of the residential development as compared to the Everwilde Inn & Spa docking plan.

The only potential positive impacts of development as a residential layout consistent with the R-3 zoning are a reduction in the peak hour and average daily traffic volumes and a reduction in

sewage flows and water demand that a residential development would result in.

It is concluded that the alternative development of this site as a residential subdivision consistent with the R-3 zoning would result in more land disturbance and more destruction and use of the steep wooded slopes above the Canandaigua Lake shoreline resulting in a greater negative impact on views from the Lake surface and potentially greater impacts due to erosion and stormwater runoff. In addition, noise and lighting impacts on neighboring properties would be increased on the sloped and waterfront portion of the site and such a development would potentially result in, a more intensive, and potentially more destructive, use of the shoreline area of the site. The impacts cited above would be similar to, but perhaps somewhat less than, those under the approved 20-lot subdivision.

4.4 Alternative Site Designs

To preserve the environmental benefits of the proposed Everwilde project, any alternative site design should include the clustering of the developed portion of the site at the upper plateau area adjacent to Seneca Point Road, the provision of onsite leach fields, to the extent required, in areas that have adequate soils and the buffering and setback of the improvements from the neighboring properties. Thus, any alternative site design will look very similar to the proposed design with only minor modifications possible in the positioning of the site elements.

If, however, institutional hurdles are overcome such that a connection to the Bristol Harbour sewer and water system becomes possible, additional modifications can be made that will further lessen the already small impacts that may result from the project. A project layout including connection to the Bristol Harbour utilities is shown in Figure 4-3.

A comparison of the degree of site disturbance under an alternative layout with connection to off-site sewer and water utilities and the currently proposed alternative Everwilde Inn & Spa plan with onsite water supply and wastewater treatment is as follows:

Element	Proposed Everwilde with onsite utilities	Proposed Everwilde with connection to off-site utilities
Total Disturbance to Site (acres)	23.3	12.9
Total Pavement (acres)	3.9	4.3
Landscape, Hardscape and Lawn (acres)	18.0	6.9
Wooded Area to be Preserved (acres)	21.9	26.5
Meadow to be Preserved (acres)	0.5	5.3
Number of Boat Slips	10	10
Number of Moorings	0	0
Number of Storage Lockers on Shoreline	0	0

It is clear from the above that although the Everwilde development with on-site utilities will result in less adverse impacts than the residential alternatives, the alternative development plan with connection to off-site sewer and water services will result in even less adverse impact. For this reason, the applicant will continue to pursue connection to the Bristol Harbour utilities and, if feasible before project construction, will make the connections.

4.5 Alternative Docking Configuration

Any number of alternative docking configurations consistent with the design standards in the Docking and Mooring Law are possible at this site. Key considerations in the development of the proposed docking and any alternative is to (1) provide for vessel orientation perpendicular to the shoreline due to the high energy wave action at this site, (2) provide adequate separation from the canoe/kayak dock and launch platform from the power boat docks and (3) provide a separate boathouse with two slips for the proposed permanent, facility owned vessels. It is noted that the final engineering design of the docking systems, including the arrangements for anchoring or placing on piles, must await final site plan design. Here we are only examining the geometric layout, including number and size of docks and the number and size of boat slips.

Figure 4-4 shows two alternative docking layouts that cluster the docks closer to the southern property border and proposed access point. These two also meet the Tier 1 design standards, but have a single consolidated dock replacing two of the four in the preferred layout. Note that the proposed docking layout is shown in Figure 3-6.

The difference between the two alternatives is the spacing provided between the docks and between the motor boat docks and the canoe/kayak launch dock. There are two advantages to the consolidated dock options. First, the overall length of shoreline occupied is reduced from approximately 329 linear feet to approximately 304 linear feet in Alternative 1 and to approximately 289 feet in Alternative 2. Thus, Alternative 1 leaves over 240 feet of the 546 foot shoreline unoccupied and Alternative 2 leaves over 255 feet of shoreline unoccupied. This is in comparison to the approximately 217 feet of shoreline to remain unoccupied under the proposed configuration. The alternatives, in turn, reduce the total area of the boardwalk structure from the proposed 3,419 square feet to 3,219 square feet (Alternative 1) or 2,870 square feet (Alternative 2), reducing the degree of relief required for the boardwalk structure variance request. The second advantage is the increase in the setback of the consolidated docking facility from the property line on the north.

The disadvantages of the consolidated docking layout are the additional anchoring and/or piling placement that will be necessary to safely hold the much larger consolidated dock in place and the compromise in safety resulting from the close spacing of the docks and the closer spacing to the canoe/kayak launch dock.

Key to the engineering design of any docking system is the consideration of (1) the dead load, (2) the live load and (3) lateral forces[9]. The dead load is the total weight of the entire dock system including all ancillary equipment. The live load is a design parameter meant to account for the potential for additional weight or weights placed on the dock on a temporary or transitory basis, such as people. Both the dead load and live load are vertical forces and can be adequately addressed with either alternative docking system shown.

[9] *Planning and Design Guidelines for Small Craft Harbors*. American Society of Civil Engineers, Manuals and Reports on Engineering Practice No. 50, ASCE, New York, NY, 2012.

By contrast, the lateral loads on a docking system are horizontal and result from wind, waves, ice movement, currents and direct impact by boats attempting to enter a slip. The lateral loads are directly related to the exposed area of the docks and the vessels attached to them. With the larger exposed area, the lateral forces acting upon the consolidated docking alternative will be higher than for the preferred alternative. More importantly, the additional length of the docking arms reaching out from the main walkway will result in a much higher turning or twisting moment about the connection point at the end of the walkway and at the shoreline.

This is a high wave energy shoreline area and it is expected that the lateral forces associated with the consolidated docking alternative will present significant challenges to safely anchoring the entire system and assuring its structural integrity. For this reason, the alternative with the four docks is preferred over the consolidated docking layout.

Finally, it is always desired to give boats adequate room to maneuver when approaching a multi-slip dock. This is especially true here given its location in a high energy wave environment and the transient use of the docks by Everwilde guests. In addition, spacing human powered canoes and kayaks away from power boats provides for safe operation of both. Given the above factors, the proposed docking facility shown in Figure 3-6 is the preferred option.

Figure 4-4A shows an alternative docking configuration reflecting the situation in which the variance for the boardwalk access structure is not approved. In this case, separate access points will have to be created for each of the four docks proposed. Since it is desired to have access to the docks for physically challenged individuals, this alternative includes four mechanical lifts down the cliff face, one for each of the four docks. Due to the additional disturbance to the cliff face, and the resulting visual impact, this is not a preferred alternative.

4.6 Alternative Project Size

The proposed uses to be contained within the Everwilde Inn & Spa were carefully considered

and sized to meet the anticipated market need. Any reduction in project size would necessarily result in the loss of one or more components of the overall project concept. This would defeat the purpose of providing an integrated facility offering services not now available in the immediate site vicinity along with uses that will be complementary to those offered at the adjacent Bristol Harbour Resort.

The Bristol Harbour Resort offers a hotel, sit down restaurant, banquet facility, golf course and tennis courts as well as the use of a somewhat distant and crowded lake front. The Everwilde Inn & Spa will also offer a sit down restaurant, banquet facility and hotel. In addition, the Everwilde Inn & Spa will offer a spa with indoor and outdoor pools, a bakery and café, and a quiet seating area and patio in a wooded setting above the lakeshore with views of Canandaigua Lake. It will also offer approximately 22 acres of undisturbed wooded area. Therefore, the only duplicate facilities are the sit down restaurant, the banquet facility and the hotel.

At approximately 9,000 square feet, elimination of the sit down restaurant will only marginally reduce the overall footprint and resulting impact of the Everwilde project. In addition, providing competition and choice of restaurants to this area of the Town will enhance the lifestyle of residents, which have to drive considerable distances to find an alternative restaurant.

The same is true for the proposed banquet facility. At approximately 7,500 square feet, its elimination will not significantly reduce the overall footprint and impact of the proposed Everwilde Inn & Spa. The market demand for banquet space, primarily for weddings, is sufficient to support both local venues. The Everwilde Inn & Spa will complement the local banquet market by targeting upscale weddings as it is committed to offering a maximum of one wedding per day in a facility with integrated hotel and spa. This is in contrast to competing banquet facilities in the area that schedule up to 3 weddings per day, some occurring simultaneously, and with no spa available.

Finally, the elimination of the restaurant, the banquet facility or the hotel will reduce significantly the overall Everwilde Inn & Spa concept of providing an integrated, full service facility providing the vacationer with either an upscale hotel/spa experience, a wedding venue

with on-site hotel and spa, or both. Reductions in any of these elements would not reduce impacts in any significant way and are not justified simply to reduce commercial competition. As clearly established in other sections of this DEIS, the proposed Everwilde Inn & Spa will enhance and expand the local and regional tourism economy. A reduction in project size will diminish the utility and appeal of the project while offering little in the way of reduced environmental impacts.

On the basis of the above, it is concluded that an alternative project with a reduced size will not meet the goals of the project, will not meet the market demands of the immediate area and region as well, and will offer little to no environmental benefits as compared to the currently proposed plan.

5 Growth Inducing Impacts

As detailed in Section 3.10 of this DEIS, the development of the Everwilde Inn & Spa is consistent with the existing growth patterns in the Town and is appropriately sited adjacent to the existing PD development at Bristol Harbour. This is a unique project on a uniquely situated site and further non-residential growth induced by the Everwilde project is not likely. More importantly, any similar non-residential growth will be under the complete control of the Town of South Bristol through its zoning power. It is noted that there are no remaining large, undeveloped tracts of land along Seneca Point Road outside of the previously approved Bristol Harbour Resort in the Town of South Bristol for which similar scaled commercial use is possible.

The project site borders on the Town line with the Town of Canandaigua on the north and, thus, growth further to the north is under the Town of Canandaigua control. It is feasible, and somewhat expected, that the presence of the Everwilde Inn & Spa may spur the development of additional wine tasting and similar low impact, tourist/vacation oriented venues north of the site along Seneca Point Road or further to the west along Route 21. Such tourist and vacation oriented growth is encouraged in the area and is one of the stated goals in the Town of South Bristol Comprehensive Plan.

Finally, the presence of the Everwilde Inn & Spa will enhance the lifestyle of those residing in the immediate area by providing additional services not presently available or conveniently located. This may result in further growth in the demand for housing within the Bristol Harbour complex, which has already been planned for in the future but may be accelerated by the presence of the Everwilde project.

It is concluded that any future growth induced by the presence of the Everwilde Inn & Spa will be low impact, complementary to the existing growth patterns, and of a scale and form that is appropriate and encouraged in this area. Hence, no significant adverse impacts related to growth induced by the Everwilde project are anticipated.

6 Irreversible and Irretrievable Commitments of Resources

Development of the Everwilde Inn & Spa will result in the irreversible and irretrievable commitment of approximately 16.6 acres of existing open meadow and second growth woods for the buildings, parking, roadways and utilities necessary to support the proposed use. The project will also preserve the remaining 29.1 acres of the site in an undisturbed state. This undisturbed acreage is comprised of the most environmentally sensitive areas of the site including the steeply sloped and wooded area leading down to the lakeshore, the lakeshore cliff, and the lake shoreline itself.

In addition to the land areas involved, the project will irreversibly and irretrievably commit the economic and labor resources necessary for the construction of the project.

7 Cumulative Impacts

When applicable and significant, SEQR requires that reasonably related long-term and short term cumulative impacts be considered in a DEIS. "Reasonably related" refers to any actions included in the long-range plan of which the present action is a part, any action likely to be undertaken as a result of the present action, or any action dependent on the present action. For the single phase Everwilde Inn & Spa, the entire long range plan for the project is the pending action and no future actions are proposed that are dependent upon the present action. Therefore, only potential cumulative impacts associated with the on-going or immediately pending actions are appropriate for consideration.

The only significant such action is the twenty four townhome project that is part of the Bristol Harbour development and is currently under construction on Seneca Point Road at a location south of the Everwilde site. The two areas of potential cumulative impact to be addressed are traffic and visual impacts from the Lake.

Cumulative traffic impacts have been considered and evaluated in the Everwilde traffic analyses through the incorporation of a background traffic growth factor. This background growth factor will account for the additional housing units under construction.

Visual impacts from the Lake surface for the Everwilde project are clearly insignificant, as illustrated and discussed in Section 3.5 of this DEIS. As with most of the Bristol Harbour project, the new Bristol Harbour townhomes will be highly visible from the Lake surface. Since the Everwilde project will add little to the visual impact, the cumulative visual impact will not be significantly altered or increased.

It is concluded that no significant cumulative impacts will result from the proposed Everwilde Inn & Spa project.

Figures

Appendix A:

SEQR Documents

Appendix B

Project Plans

Appendix C:

Stormwater Management Plan and Engineering Report

Appendix D:
Traffic Impact Study

Appendix E:

Cultural Resources Investigation and SHPO Correspondence

Appendix F:

Onsite Sewage Disposal Report and Geotechnical Borings and Test Hole Logs

Appendix G:

NYS DEC SEQR Findings Statement for Twenty Lot Subdivision

Appendix H:
Wildlife and Ecological Surveys

Appendix I:

Proposed Stormwater Maintenance Agreement