

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424
Phone (585) 394-1120 • Fax (585) 394-9476

Planning Board Decision Notification

Meeting Date: May 10, 2022

Project: CPN-22-026

Applicant

Marks Engineering
c/o Brennan Marks, P.E.
42 Beeman Street
Canandaigua, NY 14424
and
Tabitha Casamento
(Metrose Ltd.)
55 Sully's Trail
Pittsford, NY 14534

Owners

William Metrose
425 Garnsey Road
Fairport, NY 14450

Project Type

Preliminary
Conservation
Subdivision and
Final Conservation
Subdivision

Project Location

5100 and 5150
Bristol Road

Tax Map #

83.00-1-7.150
83.00-1-8.000

TYPE OF APPLICATION:

☒ Preliminary Conservation and ☒ Final Conservation
☒ Subdivision ☐ Site Plan ☐ Special Use Permit

Applicant Request:

☒ Granted ☐ Denied ☐ Tabled
☐ Continued to:
☒ See attached resolution(s)

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):

☐ Type I ☐ Type II ☒ Unlisted

☒ See Attached resolution(s):

Negative Declaration Date: **MAY 10, 2022**

Positive Declaration Date:

Recommendation To:

☐ Town Board ☐ ZBA ☐ N/A ☐ See attached resolution(s)
CANANDAIGUA TOWN CLERK

Recommendation:

MAY 13 2022

Surety Requirements:

☐ Landscaping: \$
☐ Other (specify): \$

☐ Soil Erosion: \$

RECEIVED

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE
ON THE FINAL PLAN BY: 11/9/22
YOU ARE RESPONSIBLE FOR REQUESTING AN
EXTENSION PRIOR TO THIS EXPIRATION DATE IF
THIS REQUIREMENT CANNOT BE MET.

Surety Release:

Certified By: 
Chairperson, Planning Board

Date: 5/13/22

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 22-026 TM# 83.00-1-7.150 & 83.00-1-8.000
PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for Preliminary Conservation Subdivision Plan Approval for a 10 lot subdivision, subdividing an existing 7.43 Acre parent parcel to create 10 residential parcels for single-family dwellings and 1 parcel for open space, and detailed on the Preliminary Conservation Subdivision Plans prepared by Marks Engineering dated March 31, 2022 and all other relevant information submitted as of May 10, 2022 (the current application); and

WHEREAS, the Planning Board on May 10, 2022 completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR) and made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

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

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

1. Preliminary Conservation Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Amended Preliminary Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. Preliminary Conservation Subdivision Plans are to be submitted to the Town for signatures and signatures obtained prior to the signing of the Final Conservation Subdivision Plans.
3. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of a building permit pursuant to Town Code Chapter 111 and NYS Town Law for lots 1 through 10.
4. A waiver from Lot size to be smaller than the required 10,000 sq.ft. was requested by the applicant and granted by the Planning Board.
5. The Planning Board waives the requirement for the conservation easements to be on a separate lot.

The above resolution was offered by Bob Lacourse and seconded by Charles Oyler at a meeting of the Planning Board held on Tuesday, May 10, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

Mark Tolbert -	<i>AYE</i>
Scott Neal -	<i>AYE</i>
Bob Lacourse --	<i>AYE</i>
Amanda VanLaeken --	ABSENT
Charles Oyler -	<i>AYE</i>

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL RESOLUTION

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the May 10, 2022 meeting.

John Robortella L. S.
John Robortella, Secretary of the Board

CANANDAIGUA TOWN CLERK

MAY 13 2022

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TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 22-026 TM# 83.00-1-7.150 & 83.00-1-8.000
PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board granted Preliminary Conservation Subdivision Plan approval for a 10 lot subdivision, subdividing an existing 7.43 Acre parent parcel to create 10 parcels for single-family dwellings and 1 parcel for open space on October 27, 2020.
2. The applicant is requesting Conservation Subdivision in accordance with §174-16 of the Town Code.
3. These regulations shall apply to all subdivisions of property in all zoning districts unless:
 - a) The proposed subdivision results in a total of four or fewer lots created from one parent parcel; and
 - b) The road frontage of the parent parcel will not be reduced by more than 50%; and
 - c) No new public street or private roads will be created; and
 - d) No more than 10% of the parent parcel contains priority natural resources as identified in the Town's Natural Resources Inventory.
4. This application was considered to be an Unlisted Action under SEQR and did not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.
5. The EAF Part 2 and Part 3 were completed by the Planning Board.
6. The Planning Board made a SEQR Determination of Significance and issued a Negative Declaration at the October 27, 2020 Board meeting, concluding SEQR.
7. Planning Board then received a request for Amended Preliminary Conservation Subdivision Plan approval for a 11 lot subdivision, subdividing an existing 7.43 Acre parent parcel to create 10 residential parcels for single-family dwellings and 1 parcel for open space which was approved by the Planning Board at their March 23, 2021 meeting.
8. Zoning Law Determination was prepared dated September 29, 2020:

DETERMINATION:

- As proposed subdivision creates more than four lots, it shall be subject to two-stage review and the conservation subdivision process.
- 150,518 sq. ft. are within the R-1-20 zoning district and 172,964 sq. ft. are within the AR-2 zoning district with 0 sq. ft. of constrained lands allows a base density of 10 units.
- Within the R-1-20 District, where a site has both public water and sewer service, lot area shall not be smaller than 10,000 square feet. Applicant has requested a waiver from this requirement.
- The Planning Board may waive, when reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board as it is a major subdivision within 500 ft. of a municipal boundary.

REFERRAL TO PLANNING BOARD FOR:

- PB approval required for Preliminary Subdivision as part of a conservation subdivision.
- PB waiver requested for lot area as part of a conservation subdivision.

CODE SECTIONS: Chapter §1-17; §174-7; §174-16; §220-15; §220-19; §220a Sch.1 Zoning Schedule

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 22-026 TM# 83.00-1-7.150 & 83.00-1-8.000
PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

9. The application was referred to the following;
- John Berry, Canandaigua Lake County Sewer District
 - Town CEO
 - Town ECB
 - Highway & Water Superintendent
 - Town Agricultural Advisory Committee
 - MRB Group
 - Ontario County Planning Board
 - Cheshire Fire Department
 - New York State Historic Preservation Office (SHPO)
 - City of Canandaigua
10. No comments were received from the Canandaigua Lake County Sewer District.
11. The Town CEO provided comments in an email dated September 14, 2020.
12. The Town Environmental Conservation Board provided comments during their October 1, 2020 meeting.

Environmental concerns:

Development would result in loss of about half of the forest cover on the site; this would be partially offset by permanent protection of the remaining wooded lands, though ownership and management details remain to be resolved. Since Lots 8 through 10 are larger than the others and the land is relatively flat, there may be some potential for the larger existing trees to be retained as yard trees on these lots.

Offer to create a recreation trail with potential links to other wooded sites to the east could provide a significant amenity to the public, or at least to those property owners permitted to use it.

The uncertainty concerning the ownership of Parcel 11, the wooded lands to be conserved raises several questions:

Who will be responsible for maintenance?

Who will have access to the trail through this parcel?

Will there be a homeowners association of the 10 owners within this subdivision?

Is there potential for a cooperative agreement with the owners of The Hammocks to allow its residents access to the trail and/or woods?

Recommendation: ECB recommends that the applicant inventory any large trees in Lots 8, 9 and 10 for protection and continued life as yard trees if possible.

ECB commends the applicant for his offer to conserve a significant part of the site's woods and to work with the local municipalities on a potential addition to the trail network, and suggests that the matters of ownership, management and use of the conservation parcel and trail be resolved prior to final approval.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

13. The Town Environmental Conservation Board again reviewed the application and provided comments during their February 5, 2021 meeting.

Environmental concerns:

- ECB has reviewed this project several times, most recently in October 2020. The concerns we expressed at that time do not appear to have been addressed, notably those about the potential for retaining and protecting existing mature trees on Lots 8–10.
- We remain concerned about the mechanics through which the conservation lands at Parcel 11 will be protected and maintained.
- We regret the applicant's decision to eliminate the sidewalk and the walking trail, two pedestrian-friendly features of the earlier proposal. Likewise we regret the substitution of an existing vegetation buffer for the evergreen row proposed earlier, as the existing scrubby deciduous trees and shrubs are not as likely to mature into a healthy year-round landscape buffer between the subdivision and the neighboring apartment complex.

Recommendation:

- That the applicant inventory any large trees in Lots 8, 9 and 10 for protection and continued life as yard trees if possible (this was previously recommended by the ECB on October 1, 2020).
- That the matters of ownership, management and use of the conservation parcel be resolved prior to final approval (this was previously recommended by the ECB on October 1, 2020).
- That the applicant reconsider the decision to eliminate the sidewalk and the evergreen hedge.
- That the applicant secure Town Board approval for the proposed conservation easement prior to Planning Board approval of the final subdivision.

14. Comments were received from the Town Highway & Water Superintendent in an email dated October 27, 2020.

15. The Agricultural Advisory Committee provided comments during their October 1, 2020 meeting.

Comments:

1. The Committee feels this would not result in a loss of ag land. The active agricultural land to the north of this property will be buffered from this development by the proposed open area to the rear of the parcel.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of agricultural lands for the Town of Canandaigua."*

16. The Agricultural Advisory Committee reviewed the revisions and provided comments during their February 9, 2021 meeting.

COMMENTS:

- 1) The committee has reviewed an earlier version of this project and found it to have no perceived affect on the adjoining farmland and this has not changed with this new set of plans.

MOTION: *The Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of agricultural lands for the Town of Canandaigua.*

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

17. MRB Group provided comments in a letter dated October 22, 2020.
18. The Ontario County Planning Board provided comments during their October 14, 2020 meeting and again at their February 5, 2021 meeting.

169 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Marks Engineering	
Property Owner:	Metrose, William	
Tax Map No(s):	83.00-1.150	
Brief Description:	Subdivision of two parcels at 5100 and 5150 Bristol Road with a total of 7.43 acres into 10 lots for single family homes, and 1 lot for conserved open space. https://www.co.ontario.ny.us/DocumentCenter/View/25874/169-2020-sub-plan-BRISTOL-ROAD-5100-2020-09-21-pdf	

Previously reviewed as a Technical Review, referral 143-2019 In July 2019, and Sketch Plan in April 2020.

The subdivision continues to show 10 lots on a dedicated cul-de-sac off Bristol Road west of the Hammocks Apartments. Other adjacent land uses include a large lot single-family residence to the west and fallow agricultural land to the north. The conservation analysis indicates the site consists of open grass lands for the 350' closest to Bristol Road, then a mixture of brush and saplings to a distance of 650', then a mature forest to the rear of the property at 1,500' from the road. There is also an old hedge row of mature hardwoods along the western property boundary. According to Oncor, there are no mapped floodplains, wetlands or steep slopes on the site.

The proposed subdivision will remove approximately 200' of mature wood lot and retain the remainder. The plan also shows extension of public water and sewers, a single point of access onto Bristol Street, and an infiltration basin to the east of the project

road. There is a cinder trail and a row of trees along the eastern property boundary as far as the cul-de-sac and a natural surface trail and 15' public access to the northern lot boundary and then turning east and continuing to a lot off Thompson Lane/Cornell Road in the City of Canandaigua. The subdivision requires a waiver to allow a minimum lot size of 9,000 SF when 10,000 SF is authorized by the clustering regulations.

The 3.3 acres of preserved land will be retained in private ownership with a conservation easement to the Town of Canandaigua and the right to use the parcel for forestry, underground utilities, stormwater management, trails, and agriculture, including agricultural structures. A land management plan will be developed by the applicant prior to filing the conservation easement.

Comments

1. Will the trail connect to developed areas to the east? Is it intended as a portion of a trail connection from Outhouse Park to Miller Farm?

19. No comments were received from the Cheshire Fire Department.
20. No responses were received from NYS SHPO.
21. The City of Canandaigua provided comments in an email dated September 29, 2020; and two emails dated September 30, 2020.
22. The Planning Board considered all of these documents and comments received as part of their review of the application.
23. The Planning Board made the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
 - The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

- because of the increase in population that will be created by the proposed new developments.
- The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
 - The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
 - The proposed subdivision includes a total of 10 new homes, many of which will be occupied by families with one or more children.
 - The proposed subdivision will increase the Town's population.
 - This increase in population will intensify the need for land to be used for parks and recreation.
 - A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.
 - The area of the proposed subdivision will include residential lots and dedicated conservation areas. Adequate land for dedication of parkland is not available on the proposed subdivision plat.
 - There is not an existing park in the vicinity of the proposed subdivision.
 - A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.
24. A waiver from Lot size to be smaller than the required 10,000 sq.ft. was requested by the applicant and granted by the Planning Board at their October 27, 2020 meeting.
25. Amended Preliminary Conservation Subdivision Approval was granted by the Planning Board at their March 23, 2021 meeting.
26. Final Conservation Subdivision Approval was granted by the Planning Board on March 23, 2021.
27. The 1st 90 day extension was granted at the September 14, 2021 Planning Board meeting for both the Amended Preliminary Conservation Subdivision Approval and the Final Conservation Subdivision Approval. The expiration date was December 18, 2021.
28. The 2nd 90 day extension was granted at the December 14, 2021 Planning Board meeting for both the Amended Preliminary Conservation Subdivision Approval and the Final Conservation Subdivision Approval. The expiration date was March 18, 2022.
29. The applicant failed to meet the conditions of approval and never obtained signatures and therefore the approval expired.
30. The applicant then submitted a "new" PB application for the exact same project and no proposed changes on March 31, 22.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 22-026 TM# 83.00-1-7.150 & 83.00-1-8.000
PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

31. A new Zoning Determination was provided dated April 26, 2022:

DETERMINATION REFERENCE:

- Single-State Review Subdivision Approval application, dated 03/30/2022, received 03/31/2022.
- Final Site Plans Prepared for William Metrose, LTD, prepared by Marks Engineering, dated 03/31/2022, received on 04/01/2022.
- Lot #10 Conservation Easement language, dated 03/31/2022.
- SWPPP Report, prepared by Marks Engineering, dated 03/31/2022, received 03/31/2022.
- Prior Planning Board Decision Notifications and resolutions (pdf).
- Letter to TOC from MRB Group, dated 10/7/2021.

PROJECT DESCRIPTION:

- The applicant proposes a conservation subdivision plan for an eleven (11) lot subdivision subdividing an existing 7.43-acre parent parcel to create ten (10) residential parcels for single-family dwellings and one parcel for open space.

DETERMINATION:

- CPN 20-066 was the previous submission mirroring the current application; 10/27/2020- Preliminary Conservation Subdivision approval with conditions, 03/23/2021- Amended Preliminary Subdivision Plat approval with conditions and 03/23/2021- Final Subdivision Plat approved with conditions.
- Post approval, the applicant has 180 days to submit the plans for signature. The applicant was granted the first 90-day extension request on 09/14/2021. They requested a second 90-day extension which was granted on 12/14/2021. The final extension expired on 03/18/2022.
- As the Amended Preliminary Subdivision Plat approval as well as the Final Subdivision Plat approval have now expired, the applicant has re-applied.
- Within the R-1-20 District, where a site has both public water and sewer service, lot area shall not be smaller than 10,000 square feet. The applicant originally requested a waiver from this requirement.
- The Planning Board may waiver, with reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval is required for Preliminary and Final Subdivision as part of a conservation subdivision.
- Planning Board waiver requested for lot area as part of a conservation subdivision.

32. A waiver from Lot size to be smaller than the required 10,000 sq.ft. was requested by the applicant and granted by the Planning Board at their May 10, 2022 meeting as part of their review of the Preliminary Conservation Subdivision Plans.

33. This application was considered to be an Unlisted Action under SEQR and did not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.

34. The EAF Part 2 and Part 3 were completed by the Planning Board.

35. The Planning Board made a SEQR Determination of Significance and issued a Negative Declaration at the May 10, 2022 Board meeting, concluding SEQR.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

36. The Planning Board considered all of these documents and comments received as part of their review of the application.
37. The Planning Board made the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
- The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
 - The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
 - The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
 - The proposed subdivision includes a total of 10 new homes, many of which will be occupied by families with one or more children.
 - The proposed subdivision will increase the Town's population.
 - This increase in population will intensify the need for land to be used for parks and recreation.
 - A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.
 - The area of the proposed subdivision will include residential lots and dedicated conservation areas. Adequate land for dedication of parkland is not available on the proposed subdivision plat.
 - There is not an existing park in the vicinity of the proposed subdivision.
 - A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINAL CONSERVATION SUBDIVISION PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for Final Conservation Subdivision Plan Approval for 10 lot subdivision, subdividing an existing 7.43 Acre parent parcel to create 10 residential parcels for single-family dwellings and 1 parcel for open space, and detailed on the Final Conservation Subdivision Plans prepared by Marks Engineering dated March 31, 2022 and all other relevant information submitted as of May 10, 2022 (the current application); and

WHEREAS, the Planning Board granted Amended Preliminary Conservation Subdivision Plan approval on May 10, 2022; and

WHEREAS, the Planning Board on May 10, 2022 completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR) and made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

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

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

1. Final Conservation Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Final Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
2. The Amended Preliminary Conservation Subdivision Plans are to be signed once all conditions of approval have been met prior to signatures being affixed to the Final Plans.
3. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of a building permit pursuant to Town Code Chapter 111 and NYS Town Law for lots 1 through 10.
4. Conservation markers are to be placed along the conservation easement boundary at the corners where it abuts lot 10. The location of the markers and a detail of the conservation markers is to be added to the Final Conservation Subdivision Plans.
5. A Conservation Easement and Management Plan for the overall project is to be prepare by the applicant and forward to the Town of Canandaigua for review by the Town Attorney. The Conservation Easement and Management Plan shall be executed and filed by property owner prior to obtaining the Planning Board Chairman's signature on the Final Conservation Subdivision Plans.
6. The site plans are to be updated to identify and label the concrete sidewalk along Bristol Road.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINAL CONSERVATION SUBDIVISION PLAN APPROVAL RESOLUTION

The above resolution was offered by Bob Lacourse and seconded by Scott Neal at a meeting of the Planning Board held on Tuesday, May 10, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

Mark Tolbert -	<i>AYE</i>
Scott Neal -	<i>AYE</i>
Bob Lacourse –	<i>AYE</i>
Amanda VanLaeken –	ABSENT
Charles Oyler -	<i>AYE</i>

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the May 10, 2022 meeting.

 L. S.
John Robortella, Secretary of the Board

CANANDAIGUA TOWN CLERK

MAY 13 2022

RECEIVED

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 21-005 TM# 83.00-1-7.150 & 83.00-1-8.000
FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board granted Preliminary Conservation Subdivision Plan approval for a 10 lot subdivision, subdividing an existing 7.43 Acre parent parcel to create 10 parcels for single-family dwellings and 1 parcel for open space on October 27, 2020.
2. The applicant is requesting Conservation Subdivision in accordance with §174-16 of the Town Code.
3. These regulations shall apply to all subdivisions of property in all zoning districts unless:
 - a) The proposed subdivision results in a total of four or fewer lots created from one parent parcel; and
 - b) The road frontage of the parent parcel will not be reduced by more than 50%; and
 - c) No new public street or private roads will be created; and
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8. Zoning Law Determination was prepared dated September 29, 2020:

DETERMINATION:

- As proposed subdivision creates more than four lots, it shall be subject to two-stage review and the conservation subdivision process.
- 150,518 sq. ft. are within the R-1-20 zoning district and 172,964 sq. ft. are within the AR-2 zoning district with 0 sq. ft. of constrained lands allows a base density of 10 units.
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- This application is required to be reviewed by the Ontario County Planning Board as it is a major subdivision within 500 ft. of a municipal boundary.

REFERRAL TO PLANNING BOARD FOR:

- PB approval required for Preliminary Subdivision as part of a conservation subdivision.
- PB waiver requested for lot area as part of a conservation subdivision.

CODE SECTIONS: Chapter §1-17; §174-7; §174-16; §220-15; §220-19; §220a Sch.1 Zoning Schedule

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 21-005 TM# 83.00-1-7.150 & 83.00-1-8.000
FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

9. The application was referred to the following;
- John Berry, Canandaigua Lake County Sewer District
 - Town CEO
 - Town ECB
 - Highway & Water Superintendent
 - Town Agricultural Advisory Committee
 - MRB Group
 - Ontario County Planning Board
 - Cheshire Fire Department
 - New York State Historic Preservation Office (SHPO)
 - City of Canandaigua
10. No comments were received from the Canandaigua Lake County Sewer District.
11. The Town CEO provided comments in an email dated September 14, 2020.
12. The Town Environmental Conservation Board provided comments during their October 1, 2020 meeting.

Environmental concerns:

Development would result in loss of about half of the forest cover on the site; this would be partially offset by permanent protection of the remaining wooded lands, though ownership and management details remain to be resolved. Since Lots 8 through 10 are larger than the others and the land is relatively flat, there may be some potential for the larger existing trees to be retained as yard trees on these lots.

Offer to create a recreation trail with potential links to other wooded sites to the east could provide a significant amenity to the public, or at least to those property owners permitted to use it.

The uncertainty concerning the ownership of Parcel 11, the wooded lands to be conserved raises several questions:

Who will be responsible for maintenance?

Who will have access to the trail through this parcel?

Will there be a homeowners association of the 10 owners within this subdivision?

Is there potential for a cooperative agreement with the owners of The Hammocks to allow its residents access to the trail and/or woods?

Recommendation: ECB recommends that the applicant inventory any large trees in Lots 8, 9 and 10 for protection and continued life as yard trees if possible.

ECB commends the applicant for his offer to conserve a significant part of the site's woods and to work with the local municipalities on a potential addition to the trail network, and suggests that the matters of ownership, management and use of the conservation parcel and trail be resolved prior to final approval.

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5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 21-005 TM# 83.00-1-7.150 & 83.00-1-8.000
FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

13. The Town Environmental Conservation Board again reviewed the application and provided comments during their February 5, 2021 meeting.

Environmental concerns:

- ECB has reviewed this project several times, most recently in October 2020. The concerns we expressed at that time do not appear to have been addressed, notably those about the potential for retaining and protecting existing mature trees on Lots 8–10.
- We remain concerned about the mechanics through which the conservation lands at Parcel 11 will be protected and maintained.
- We regret the applicant's decision to eliminate the sidewalk and the walking trail, two pedestrian-friendly features of the earlier proposal. Likewise we regret the substitution of an existing vegetation buffer for the evergreen row proposed earlier, as the existing scrubby deciduous trees and shrubs are not as likely to mature into a healthy year-round landscape buffer between the subdivision and the neighboring apartment complex.

Recommendation:

- That the applicant inventory any large trees in Lots 8, 9 and 10 for protection and continued life as yard trees if possible (this was previously recommended by the ECB on October 1, 2020).
- That the matters of ownership, management and use of the conservation parcel be resolved prior to final approval (this was previously recommended by the ECB on October 1, 2020).
- That the applicant reconsider the decision to eliminate the sidewalk and the evergreen hedge.
- That the applicant secure Town Board approval for the proposed conservation easement prior to Planning Board approval of the final subdivision.

14. Comments were received from the Town Highway & Water Superintendent in an email dated October 27, 2020.

15. The Agricultural Advisory Committee provided comments during their October 1, 2020 meeting.

Comments:

1. The Committee feels this would not result in a loss of ag land. The active agricultural land to the north of this property will be buffered from this development by the proposed open area to the rear of the parcel.

MOTION: *"The Agriculture Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of agricultural lands for the Town of Canandaigua."*

16. The Agricultural Advisory Committee reviewed the revisions and provided comments during their February 9, 2021 meeting.

COMMENTS:

- 1) The committee has reviewed an earlier version of this project and found it to have no perceived affect on the adjoining farmland and this has not changed with this new set of plans.

MOTION: *The Advisory Committee recommends the Town of Canandaigua Planning Board find the proposed project DOES NOT cause a loss of agricultural lands for the Town of Canandaigua.*

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 21-005 TM# 83.00-1-7.150 & 83.00-1-8.000
FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

17. MRB Group provided comments in a letter dated October 22, 2020.
18. The Ontario County Planning Board provided comments during their October 14, 2020 meeting and again at their February 5, 2021 meeting.

169 - 2020	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Subdivision	
Applicant:	Marks Engineering	
Property Owner:	Metrose, William	
Tax Map No(s):	83.00-1.150	
Brief Description:	Subdivision of two parcels at 5100 and 5150 Bristol Road with a total of 7.43 acres into 10 lots for single family homes, and 1 lot for conserved open space. https://www.co.ontario.ny.us/DocumentCenter/View/25874/169-2020-sub-plan-BRISTOL-ROAD-5100-2020-09-21-pdf	

Previously reviewed as a Technical Review, referral 143-2019 in July 2019, and Sketch Plan in April 2020.

The subdivision continues to show 10 lots on a dedicated cul-de-sac off Bristol Road west of the Hammocks Apartments. Other adjacent land uses include a large lot single-family residence to the west and fallow agricultural land to the north. The conservation analysis indicates the site consists of open grass lands for the 350' closest to Bristol Road, then a mixture of brush and saplings to a distance of 650', then a mature forest to the rear of the property at 1,500' from the road. There is also an old hedge row of mature hardwoods along the western property boundary. According to OnCor, there are no mapped floodplains, wetlands or steep slopes on the site.

The proposed subdivision will remove approximately 200' of mature wood lot and retain the remainder. The plan also shows extension of public water and sewers, a single point of access onto Bristol Street, and an infiltration basin to the east of the project

road. There is a cinder trail and a row of trees along the eastern property boundary as far as the cul-de-sac and a natural surface trail and 15' public access to the northern lot boundary and then turning east and continuing to a lot off Thompson Lane/Cornell Road in the City of Canandaigua. The subdivision requires a waiver to allow a minimum lot size of 9,000 SF when 10,000 SF is authorized by the clustering regulations.

The 3.3 acres of preserved land will be retained in private ownership with a conservation easement to the Town of Canandaigua and the right to use the parcel for forestry, underground utilities, stormwater management, trails, and agriculture, including agricultural structures. A land management plan will be developed by the applicant prior to filing the conservation easement.

Comments

1. Will the trail connect to developed areas to the east? Is it intended as a portion of a trail connection from Outhouse Park to Miller Farm?

19. No comments were received from the Cheshire Fire Department.
20. No responses were received from NYS SHPO.
21. The City of Canandaigua provided comments in an email dated September 29, 2020; and two emails dated September 30, 2020.
22. The Planning Board considered all of these documents and comments received as part of their review of the application.
23. The Planning Board made the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
 - The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 21-005 TM# 83.00-1-7.150 & 83.00-1-8.000
FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

- because of the increase in population that will be created by the proposed new developments.
- The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
 - The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
 - The proposed subdivision includes a total of 10 new homes, many of which will be occupied by families with one or more children.
 - The proposed subdivision will increase the Town's population.
 - This increase in population will intensify the need for land to be used for parks and recreation.
 - A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.
 - The area of the proposed subdivision will include residential lots and dedicated conservation areas. Adequate land for dedication of parkland is not available on the proposed subdivision plat.
 - There is not an existing park in the vicinity of the proposed subdivision.
 - A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.
24. A waiver from Lot size to be smaller than the required 10,000 sq.ft. was requested by the applicant and granted by the Planning Board at their October 27, 2020 meeting.
25. Amended Preliminary Conservation Subdivision Approval was granted by the Planning Board at their March 23, 2021 meeting.
26. Final Conservation Subdivision Approval was granted by the Planning Board on March 23, 2021.
27. The 1st 90 day extension was granted at the September 14, 2021 Planning Board meeting for both the Amended Preliminary Conservation Subdivision Approval and the Final Conservation Subdivision Approval. The expiration date was December 18, 2021.
28. The 2nd 90 day extension was granted at the December 14, 2021 Planning Board meeting for both the Amended Preliminary Conservation Subdivision Approval and the Final Conservation Subdivision Approval. The expiration date was March 18, 2022.
29. The applicant failed to meet the conditions of approval and never obtained signatures and therefore the approval expired.
30. The applicant then submitted a "new" PB application for the exact same project and no proposed changes on March 31, 22.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 21-005 TM# 83.00-1-7.150 & 83.00-1-8.000
FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

31. A new Zoning Determination was provided dated April 26, 2022:

DETERMINATION REFERENCE:

- Single-State Review Subdivision Approval application, dated 03/30/2022, received 03/31/2022.
- Final Site Plans Prepared for William Metrose, LTD, prepared by Marks Engineering, dated 03/31/2022, received on 04/01/2022.
- Lot #10 Conservation Easement language, dated 03/31/2022.
- SWPPP Report, prepared by Marks Engineering, dated 03/31/2022, received 03/31/2022.
- Prior Planning Board Decision Notifications and resolutions (pdf).
- Letter to TOC from MRB Group, dated 10/7/2021.

PROJECT DESCRIPTION:

- The applicant proposes a conservation subdivision plan for an eleven (11) lot subdivision subdividing an existing 7.43-acre parent parcel to create ten (10) residential parcels for single-family dwellings and one parcel for open space.

DETERMINATION:

- CPN 20-066 was the previous submission mirroring the current application; 10/27/2020- Preliminary Conservation Subdivision approval with conditions, 03/23/2021- Amended Preliminary Subdivision Plat approval with conditions and 03/23/2021- Final Subdivision Plat approved with conditions.
- Post approval, the applicant has 180 days to submit the plans for signature. The applicant was granted the first 90-day extension request on 09/14/2021. They requested a second 90-day extension which was granted on 12/14/2021. The final extension expired on 03/18/2022.
- As the Amended Preliminary Subdivision Plat approval as well as the Final Subdivision Plat approval have now expired, the applicant has re-applied.
- Within the R-1-20 District, where a site has both public water and sewer service, lot area shall not be smaller than 10,000 square feet. The applicant originally requested a waiver from this requirement.
- The Planning Board may waiver, with reasonable, any requirements or improvements for the approval, approval with modifications or disapproval of subdivisions submitted for its approval.

REFERRAL TO PLANNING BOARD FOR:

- Planning Board approval is required for Preliminary and Final Subdivision as part of a conservation subdivision.
- Planning Board waiver requested for lot area as part of a conservation subdivision.

32. A waiver from Lot size to be smaller than the required 10,000 sq.ft. was requested by the applicant and granted by the Planning Board at their May 10, 2022 meeting as part of their review of the Preliminary Conservation Subdivision Plans.

33. This application is an Unlisted Action under SEQR and did not require coordination. A Short Environmental Assessment Form (EAF) Part 1 was completed by the Applicant.

34. The EAF Part 2 and Part 3 were completed by the Planning Board.

35. The Planning Board made a SEQR Determination of Significance and issued a Negative Declaration at the May 10, 2022 Board meeting, concluding SEQR.

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5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

FINDINGS

36. The Planning Board considered all of these documents and comments received as part of their review of the application.
37. The Planning Board made the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
- The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
 - The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
 - The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
 - The proposed subdivision includes a total of 10 new homes, many of which will be occupied by families with one or more children.
 - The proposed subdivision will increase the Town's population.
 - This increase in population will intensify the need for land to be used for parks and recreation.
 - A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed subdivision plat.
 - The area of the proposed subdivision will include residential lots and dedicated conservation areas. Adequate land for dedication of parkland is not available on the proposed subdivision plat.
 - There is not an existing park in the vicinity of the proposed subdivision.
 - A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 22-026 TM# 83.00-1-7.150 & 83.00-1-8.000
PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for Preliminary Conservation Subdivision Plan Approval for a 10 lot subdivision, subdividing an existing 7.43 Acre parent parcel to create 10 residential parcels for single-family dwellings and 1 parcel for open space, and detailed on the Preliminary Conservation Subdivision Plans prepared by Marks Engineering dated March 31, 2022 and all other relevant information submitted as of May 10, 2022 (the current application); and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced subdivision application (hereinafter referred to as Action); and

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

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

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

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

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short EAF; and

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

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

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;

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5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
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PRELIMINARY CONSERVATION SUBDIVISION PLAN APPROVAL

SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION

- (v) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vi) there will not be any hazard created to human health;
- (vii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (viii) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (ix) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (x) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xi) there are not two or more related Actions which would have a significant impact on the environment.


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

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

The above resolution was offered by Charles Oyler and seconded by Bob Lacourse at a meeting of the Planning Board held on Tuesday, May 10, 2022. Following discussion thereon, the following roll call vote was taken and recorded:

Mark Tolbert -	<i>AYE</i>	CANANDAIGUA TOWN CLERK
Scott Neal -	<i>AYE</i>	
Bob Lacourse -	<i>AYE</i>	MAY 13 2022
Amanda VanLaeken -	ABSENT	
Charles Oyler -	<i>AYE</i>	RECEIVED

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the May 10, 2022 meeting.



John Robortella, Secretary of the Board

L. S.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 11-Lot Residential Conservation Subdivision		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> SEP 18 2020 </div>	
Project Location (describe, and attach a general location map): 5100 & 5150 Bristol Rd. (TM# 83.00-1-7.150 & 83.00-1-8.000)		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED </div>	
Brief Description of Proposed Action (include purpose or need): This project consists of a 11-lot residential conservation subdivision. Ten new residences and a new road to provide access to the ten residences.			
Name of Applicant/Sponsor: William Metrose		Telephone: 585-721-8917	
		E-Mail: cmetrose@icloud.com	
Address: 425 Garnsey Rd.			
City/PO: Fairport		State: NY	Zip Code: 14450
Project Contact (if not same as sponsor; give name and title/role): Marks Engineering, P.C. (Brennan Marks)		Telephone: 585-905-0360	
		E-Mail: bmarks@marksengineering.com	
Address: 42 Beeman St.			
City/PO: Canandaigua		State: NY	Zip Code: 14424
Property Owner (if not same as sponsor):		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:

B. Government Approvals

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-1-20, AR-2

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

- c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

- i. What is the proposed new zoning for the site? R-1-20

C.4. Existing community services.

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

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

Ontario County Sheriffs, New York State Police

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

Cheshire Volunteer Fire Department, Canandaigua Fire Department, Finger Lakes Ambulance, Canandaigua Emergency Squad

- d. What parks serve the project site?

Miller Park, Baker Park, Telya Park, Outhouse Park

D. Project Details

D.1. Proposed and Potential Development

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

- a. Total acreage of the site of the proposed action? 7.174 acres

- b. Total acreage to be physically disturbed? 3.836 acres

- c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.174 acres

- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

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

- d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

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

Residential

- ii. Is a cluster/conservation layout proposed? ☒ Yes ☐ No

- iii. Number of lots proposed? 11

- iv. Minimum and maximum proposed lot sizes? Minimum 9000 Maximum 23500

- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

- i. If No, anticipated period of construction: 12 months

- ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase I (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

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

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	10			
At completion of all phases	10			

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>Infiltration Basin</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater Runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: <u>.005</u> million gallons; surface area: <u>0.046</u> acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 3300 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☒ No

If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

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

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

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 3300 gallons/day

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

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Canandaigua Waste Water Facility
- Name of district: City of Canandaigua
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☐ Yes ☒ No

- Do existing sewer lines serve the project site? ☒ Yes ☐ No
 - Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No
- If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.44 acres (impervious surface)

_____ Square feet or 7.1 acres (parcel size)

- ii. Describe types of new point sources. Runoff from roofs, driveways, and roads.

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Majority of stormwater runoff will be directed to the new proposed infiltration basin located near Bristol Road. Some runoff will be redirected to an existing drainage ditch that runs parallel to Bristol Road. The remainder of the property (lot 11) will remain as it currently exists.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☒ No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend

☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

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

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

i. During Construction:

- Monday - Friday: 9:00AM-5:00PM
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Always Operating (Residential)
- Saturday: Always Operating (Residential)
- Sunday: Always Operating (Residential)
- Holidays: Always Operating (Residential)

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>Street lights located at the intersection of right of way and each driveway, standard height, lighting road. 2 outdoor lights in the front of each house and 1 and the back of each house at approximately 6-8 ft height, will light front and back yards, walk, and driveway.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.445	+1.445
• Forested	5.837	2.517	-3.32
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.338	-1.338	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0		0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		0
• Non-vegetated (bare rock, earth or fill)	0		0
• Other Describe: _____			

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 12 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Honeoye Loam (B)	66.6 %
Lima Loam (B/D)	32.9 %
Cayuga Silt Loam (C/D)	0.6 %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

a. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation):	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
ii. Source(s) of description or evaluation:	
iii. Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Species and listing (endangered or threatened):	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Species and listing:	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, give a brief description of how the proposed action may affect that use:	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
3.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide county plus district name/number:	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes: acreage(s) on project site:	
ii. Source(s) of soil rating(s):	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. CEA name:	
ii. Basis for designation:	
iii. Designating agency and date:	
<div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Canandaigua Lake

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ 1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

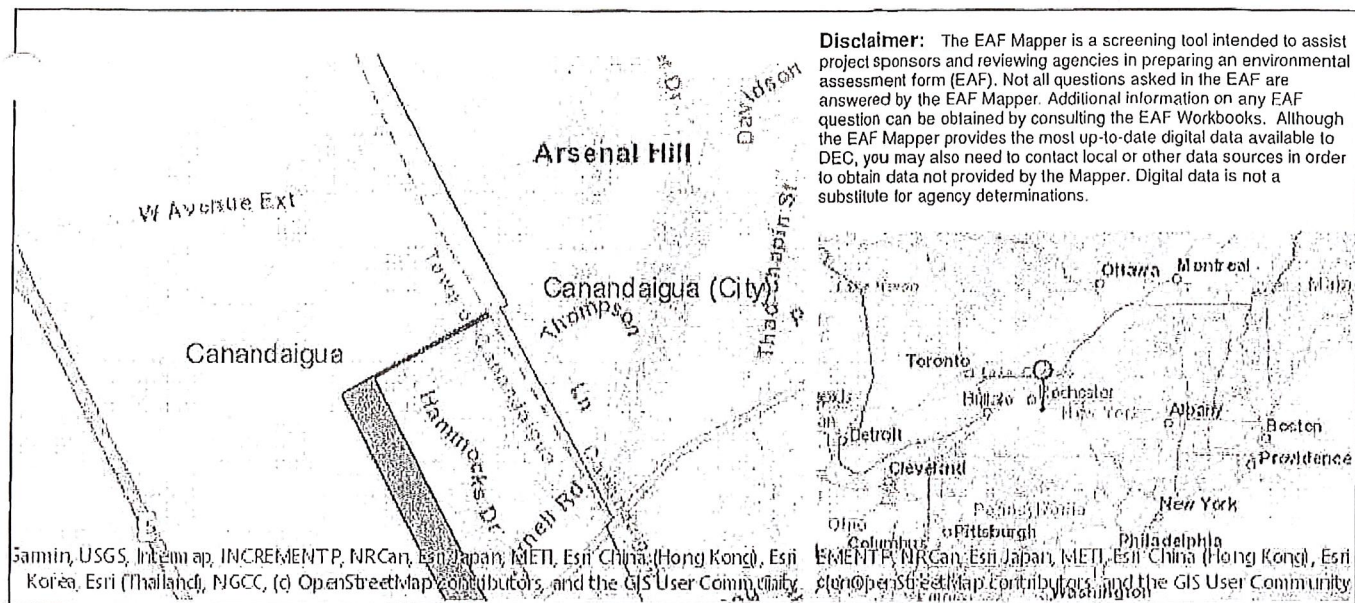
G. Verification

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

Applicant/Sponsor Name _____ Date 9/18/2020

Signature B. Mc. Title Principal engineer

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.b. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d. [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Project: Metrose Subdivision CPN 22-026

Date: May 10, 2022

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

The Planning Board under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on May 10, 2022 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

CANANDAIGUA TOWN CLERK

MAY 13 2022

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- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Canandaigua Planning Board

May 10, 2022

Name of Lead Agency

Date

Charles Oyler

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM