

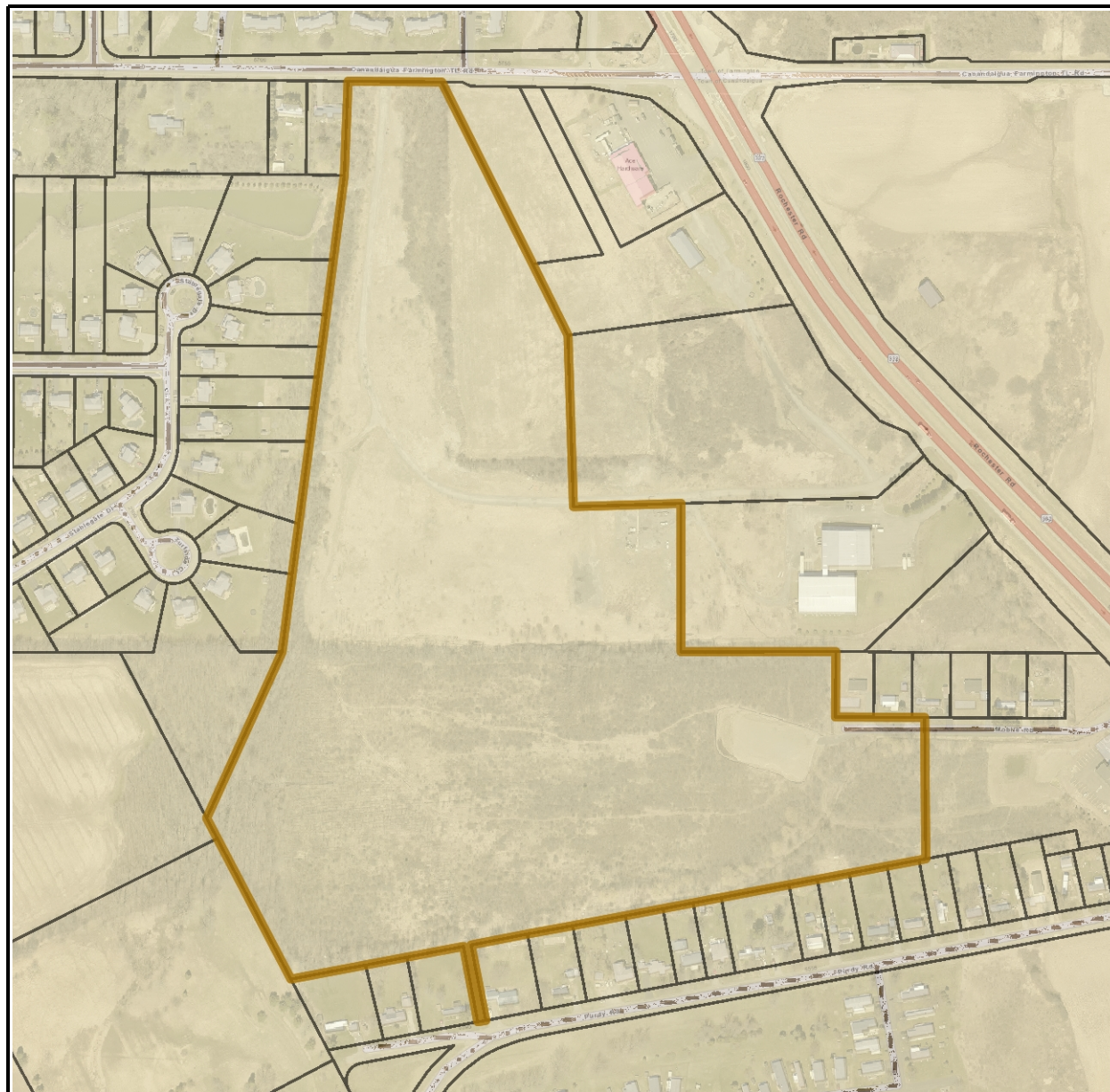


Project ID: T_CANAND_2020_SEP_1

Community: Town of Canandaigua

Project Tax Map Numbers:

55.02-3-119.100





PROJECT AREA SUMMARY

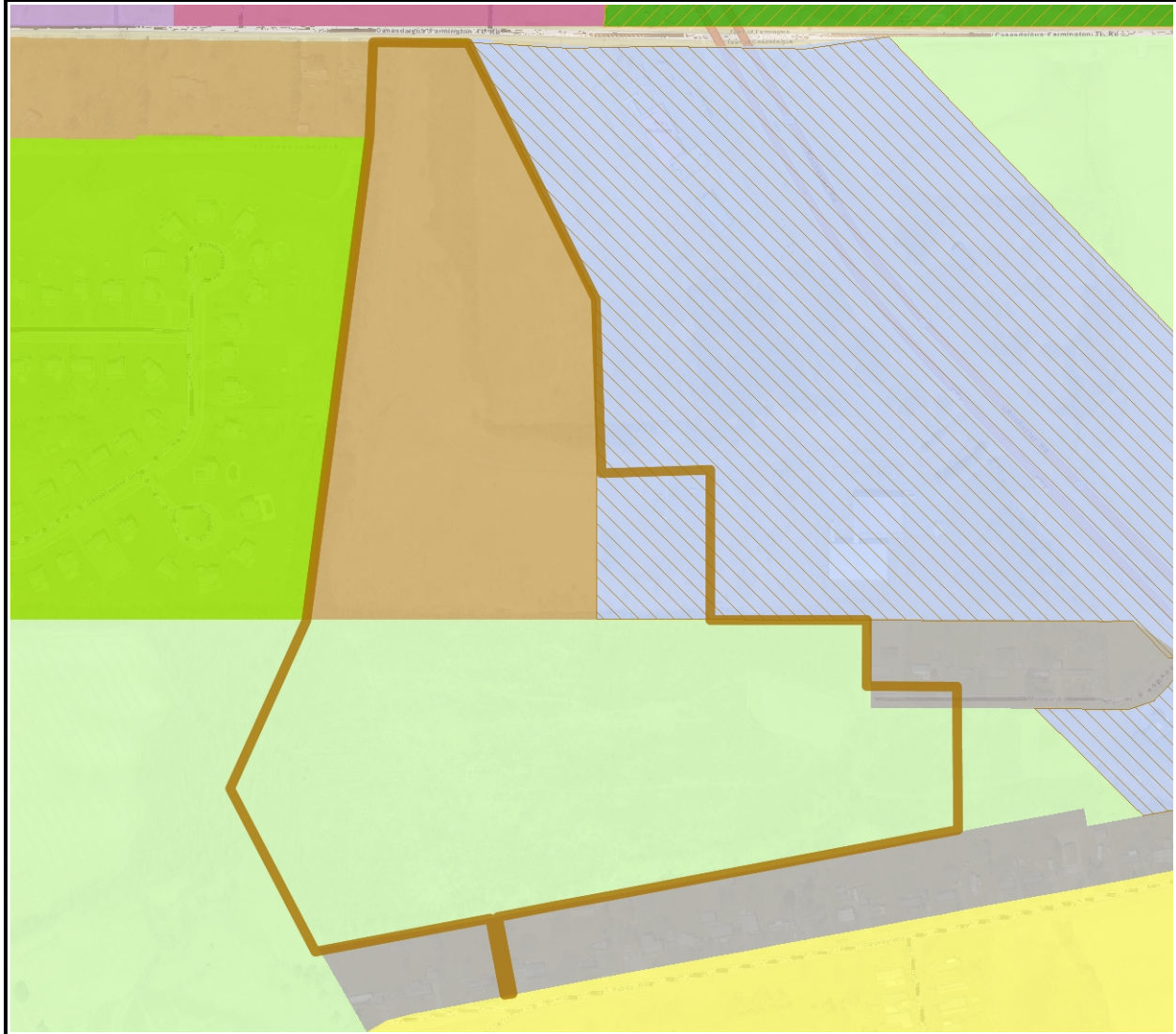
Planning Board Referral Zone - Features Impacted:

Farm Operation in Ag District

Municipal Boundaries

Local Zoning		
Zoning Type	Description	% Area
Town of Canandaigua 278 or 281 Clustered Subdivision	278 or 281 Clustered Sub	39.2%
Town of Canandaigua Mixed Use Overlay	Mixed Use Overlay	5.2%
Town of Canandaigua Zoning	AR-2 - Agricultural Rural Residential - 2 Acre Lot	54.8%
Town of Canandaigua Zoning	CC - Community Commercial	5.2%
Town of Canandaigua Zoning	R-1-20 - Residential - 20,000 Sq. Ft.	39.2%
Town of Canandaigua Zoning	R-1-30 - Residential - 30,000 Sq. Ft. Lot	0.3%
Town of Canandaigua Zoning	R-1-30 - Residential - 30,000 Sq. Ft. Lot	0.6%





NOTE: Detailed legends for each community's local zoning can be found at the end of this report. Please be sure to always check with the local zoning office to verify these data layers are correct and up to date.





Easements

SPECIAL NOTE: Easements are in development and NOT completed or deed verified! Where such information is researched, details will be provided below.

Category: Conservation

Location: Stablegate

Grantor:

Grantee:

Status: MapOnly

File Date:

Deed Book:

Deed Pages:

Category: Drainage

Location: Stablegate

Grantor:

Grantee:

Status: MapOnly

File Date:

Deed Book:

Deed Pages:

Category: Utility

Location: Stablegate

Grantor:

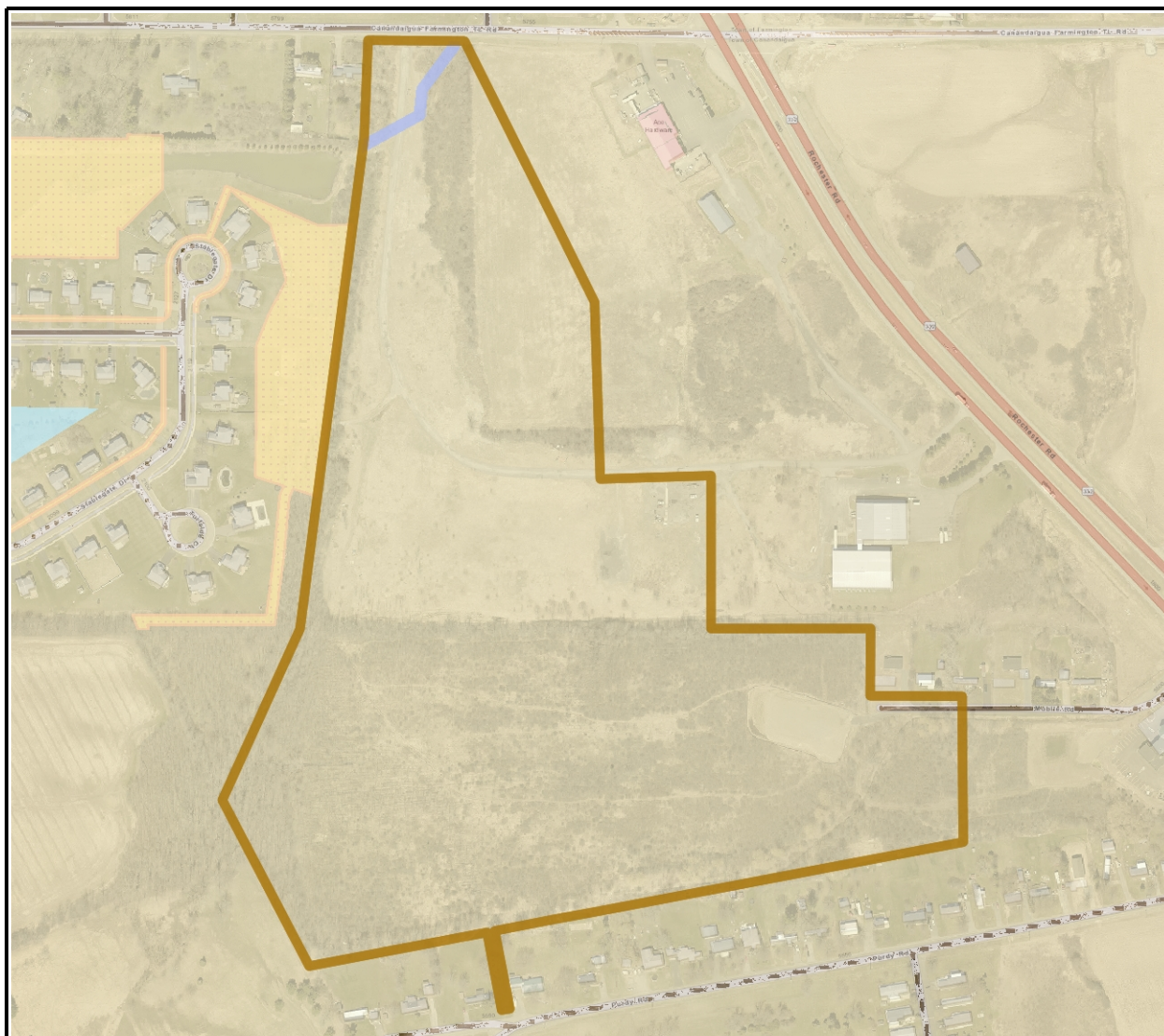
Grantee:

Status: MapOnly

File Date:

Deed Book:

Deed Pages:



NOTE: A detailed legend of all the easement categories can be found at the end of this report.



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ENVIRONMENTAL FEATURES

Ecological Communities

Contact: Ontario County Planning Department: 585-396-455

Ecological Community Type	% Coverage	Acres
Successional Old Field//Successional Shrubland	51.056%	25.7
Successional Old Field	17.263%	8.7
Mowed Lawn	16.820%	8.5
Cropland	10.243%	5.2
Silver Maple-Ash Swamp	4.619%	2.3

NYS DEC Wetlands

Contact: Division of Fish and Wildlife: 518-402-8848

Wetland Type	% Coverage	Acres
--------------	------------	-------

National Wetland Inventory

Contact: US Fish and Wildlife, Megan Lang, 703-358-2103

Wetland Type	% Coverage	Acres
--------------	------------	-------

FEMA Flood Zones

Contact: 1-877-336-2627, <https://msc.fema.gov/portal/resources/contact>

Flood Zone	% Coverage	Acres
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FEMA Floodways

Contact: 1-877-336-2627, <https://msc.fema.gov/portal/resources/contact>

Floodway Map Panel	% Coverage	Acres
--------------------	------------	-------





USGS HUC 12 Watersheds

Contact: 1-888-275-8747, <https://water.usgs.gov/GIS/huc.html>

HUC 12 Watershed Name	% Coverage	Acres
Middle Mud Creek	100.0%	50.3

Property Drainage to USGS Permanent Streams

Stream Name	USGS Stream ID
-------------	----------------

New York State Aquifers

Contact: (518) 402-8086, <http://www.dec.ny.gov/lands/36119.html>

Aquifer Type	Status	Yield
--------------	--------	-------

Agricultural District

District: ONT01

Contact: NYS Agricultural District Program

Exemptions

Tax Map ID	Code	County	Town	Village	School
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Percent Slope

Contact: Ontario County GIS Program, Sheri Norton, 585-396-4482

Slope Category	% Coverage
Category 1 - Little or no slope: 0-3% gradient	83.6%
Category 2 - Gentle slope: 4-9% gradient	13.8%
Category 3 - Moderate slope: 10-15% gradient	2.3%
Category 4 - Steep slope: 16-30% gradient	0.3%

Rare Plants and Animals

Contact: NY Natural Heritage Program, 518-402-8944

NYS DEC Spills

Contact: Division of Environmental Remediation, 518-402-9543

NYS DEC Bulk Storage Facilities

Contact: Division of Environmental Remediation, 518-402-9543

NYS DEC Remediation Sites

Contact: Division of Environmental Remediation, 518-402-9543

Data Note: Locations of remediation sites are plotted by physical address. Many sites listed in the source table are missing part or all of the address and cannot be interpreted as map locations.





SOIL INFORMATION

Soil Type:	Percent of Parcel:	Acres
Odessa silt loam, 0 to 3 percent slopes	74.1%	37.220
Lakemont silty clay loam, 0 to 3 percent slopes	18.2%	9.150
Odessa silty clay loam, 3 to 8 percent slopes	7.7%	3.880

SOIL DESCRIPTION: Odessa silt loam, 0 to 3 percent slopes

Farmland Importance: Prime farmland if drained **Soil Symbol:** 35A

Erodibility: Very High **Hydric Classification:** Partially Hydric

Depth to Water Table (cm): 38 **Hydrologic Soil Group:** C/D **Permeability:** Moderately Low

SOIL DESCRIPTION: Lakemont silty clay loam, 0 to 3 percent slopes

Farmland Importance: Farmland of statewide importance **Soil Symbol:** 34A

Erodibility: Very High **Hydric Classification:** Partially Hydric

Depth to Water Table (cm): 0 **Hydrologic Soil Group:** D **Permeability:** Moderately Low

SOIL DESCRIPTION: Odessa silty clay loam, 3 to 8 percent slopes

Farmland Importance: Prime farmland if drained **Soil Symbol:** 35B

Erodibility: Very High **Hydric Classification:** Partially Hydric

Depth to Water Table (cm): 38 **Hydrologic Soil Group:** C/D **Permeability:** Moderately Low





CULTURAL FEATURES

National Register Sites

Contact: Virginia Bartos, NYS Historic Preservation Office, 518-268-2161

Site Name	Number	Date
-----------	--------	------

Historic Barns

Contact: Municipal Historian / Ontario County Planning Department

Archaeological Impact

Contact: NYS Office of Historic Preservation, Tim Lloyd, 518-268-2186

--

INFRASTRUCTURE

Special Districts

Water: Canandaigua-Farmington Water District Drainage: Route 332 Drainage District
Stablegate Drainage District

Sewer: Purdy Rd./Mobile Rd. Extension Sewer District Lighting:

TeleCommunication

Telephone Providers: Finger Lakes Technology Group
Frontier Telephone of Rochester

Utility Providers

Natural Gas: NEW YORK STATE ELECTRIC & GAS Electric: ROCHESTER GAS & ELECTRIC






DETAILED MAPS

Soil Types

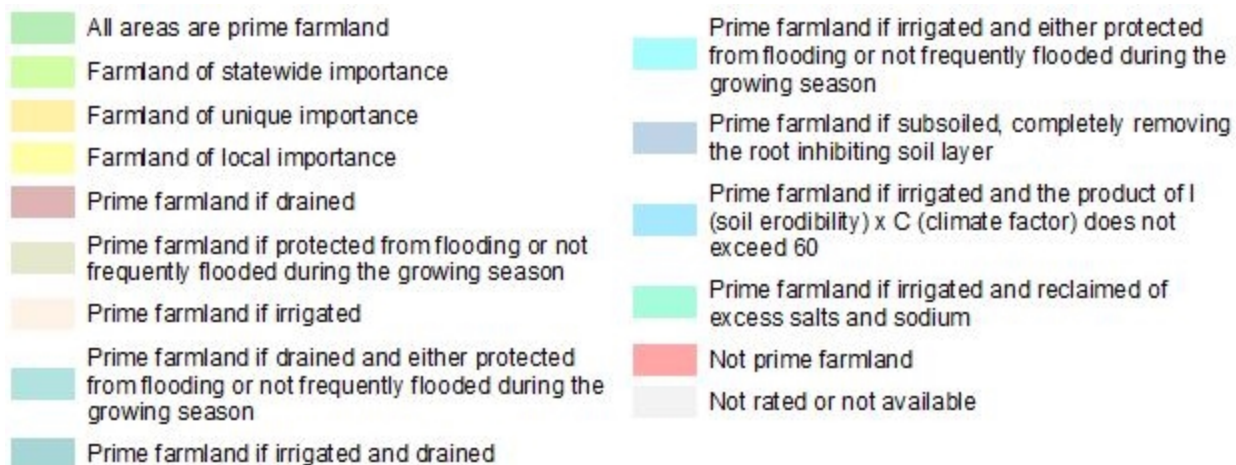
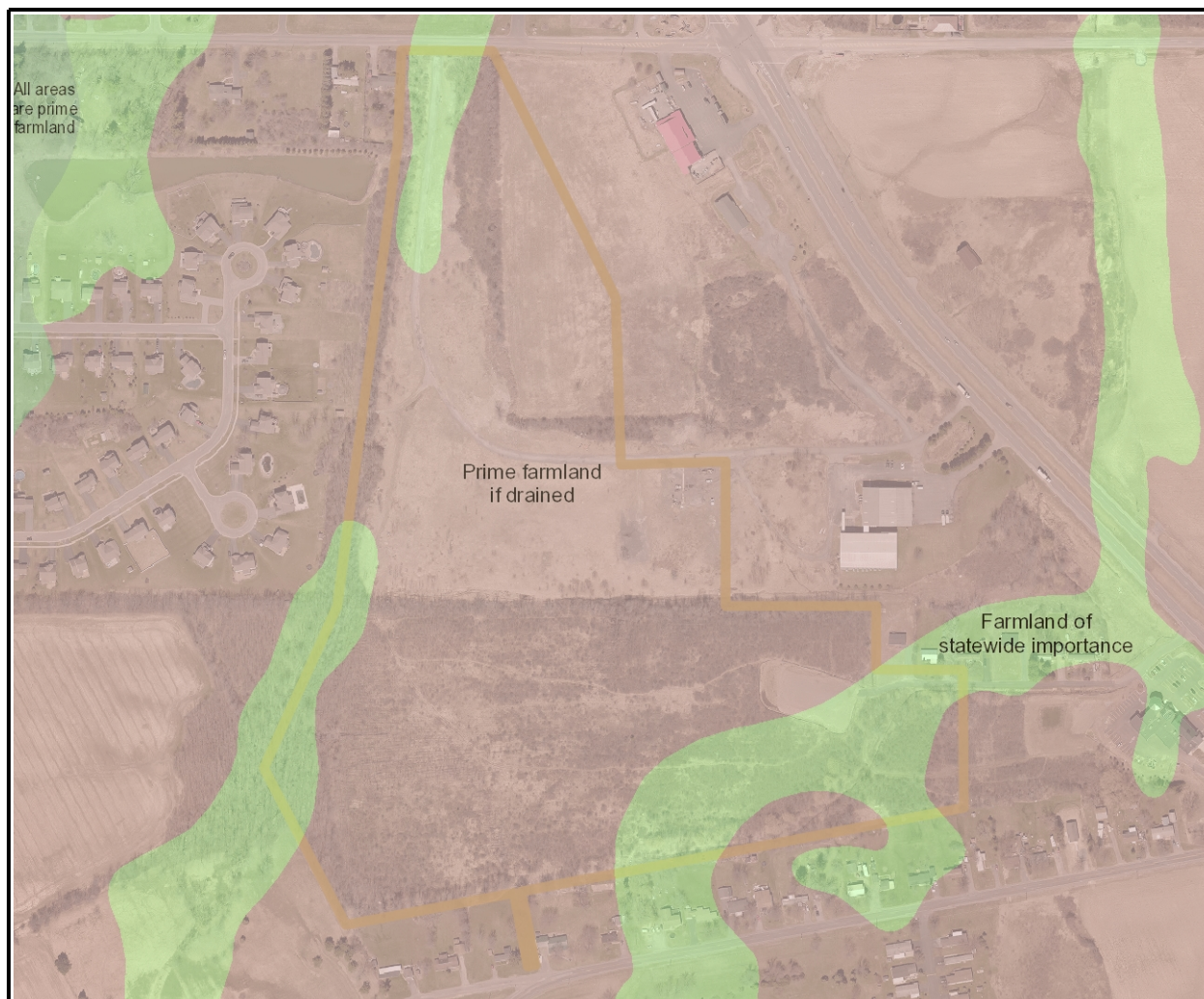


 USDA NRCS Soil Survey



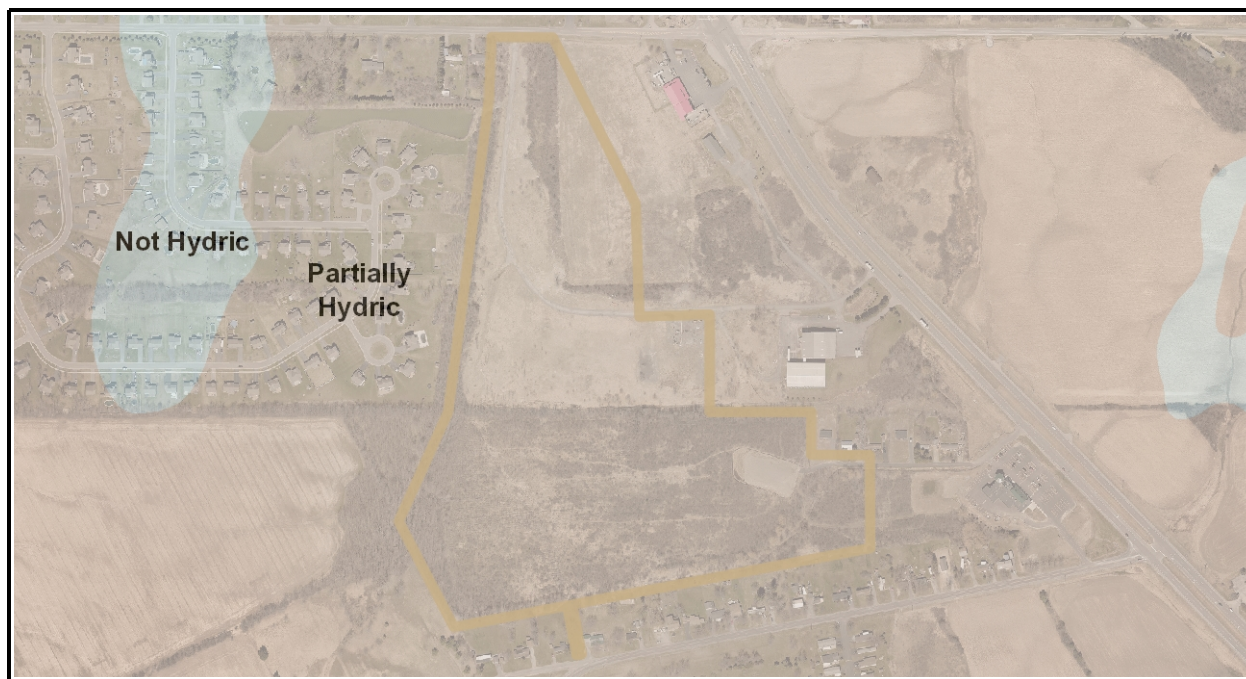


Soil - Farmland Importance



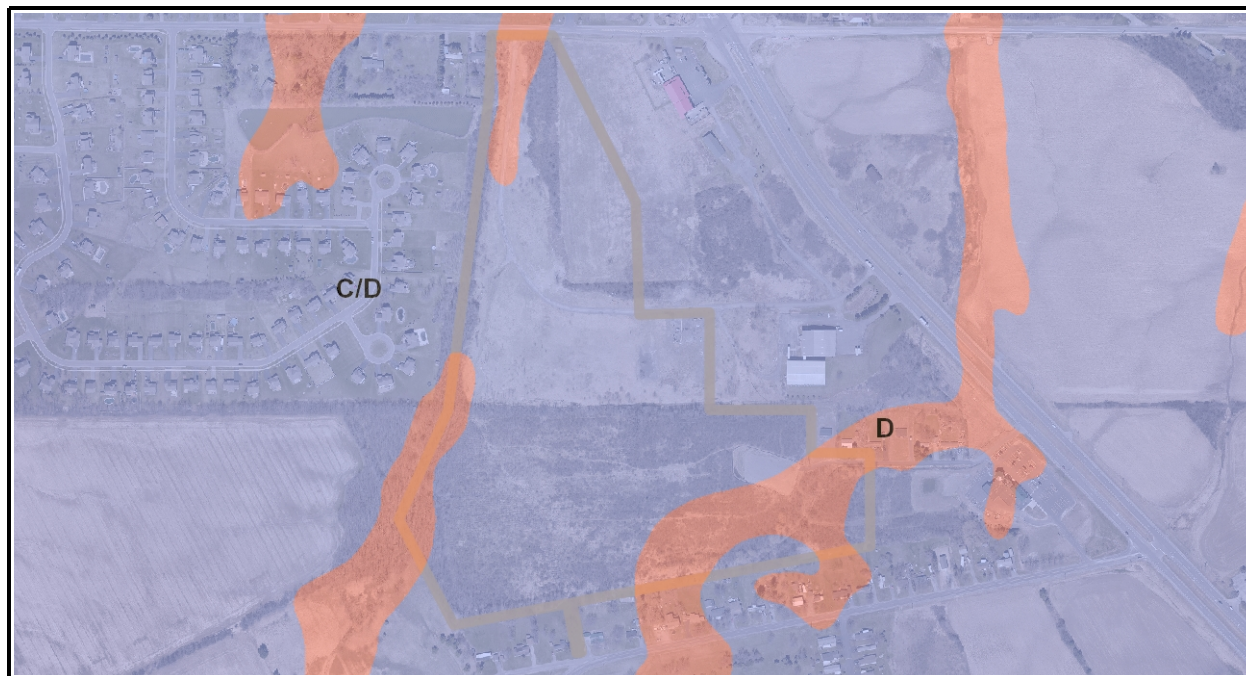


Soil - Hydric Classification



All Hydric Not Hydric Partially Hydric Unknown Hydric

Soil - Hydrological Soil Group

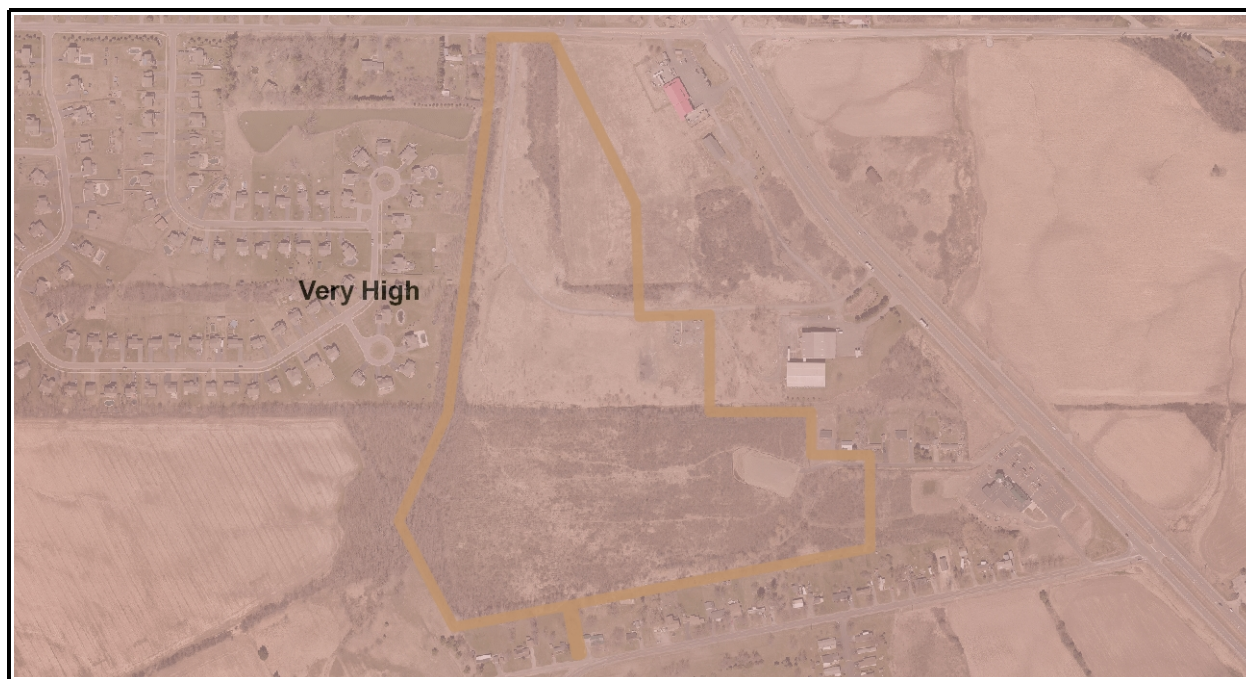


A A/D B B/D C C/D D



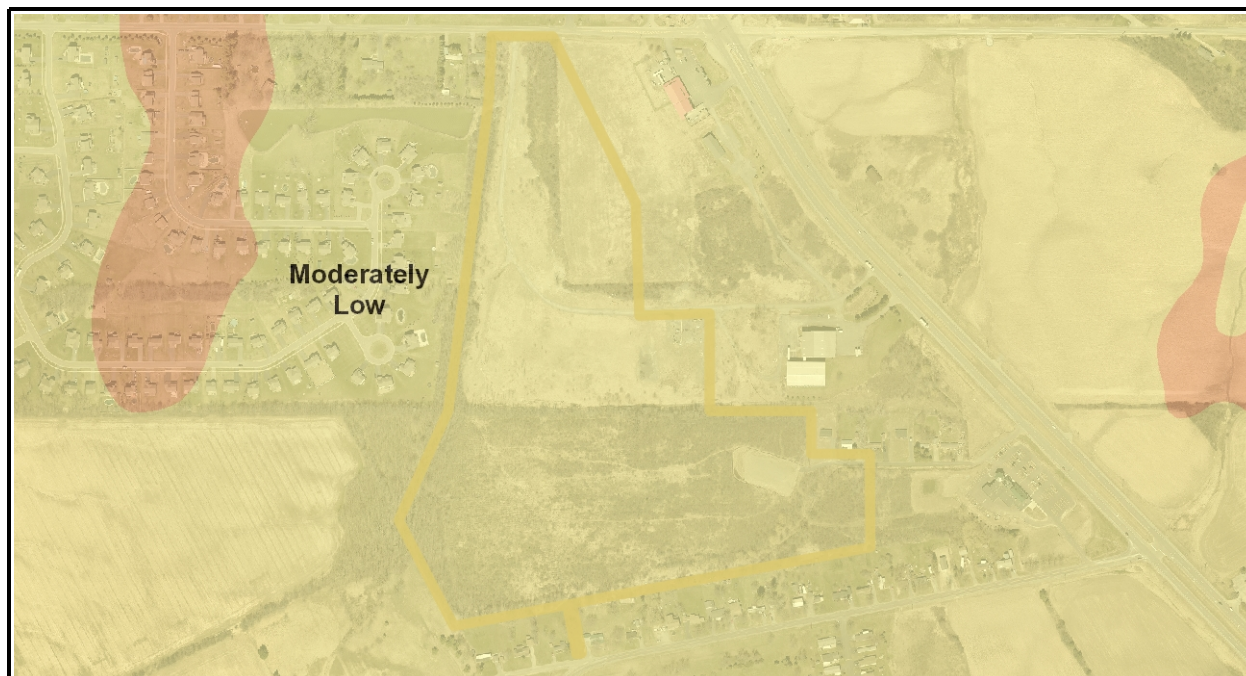


Soil - Erodibility Potential



Low Medium High Very High Unknown

Soil - Permeability

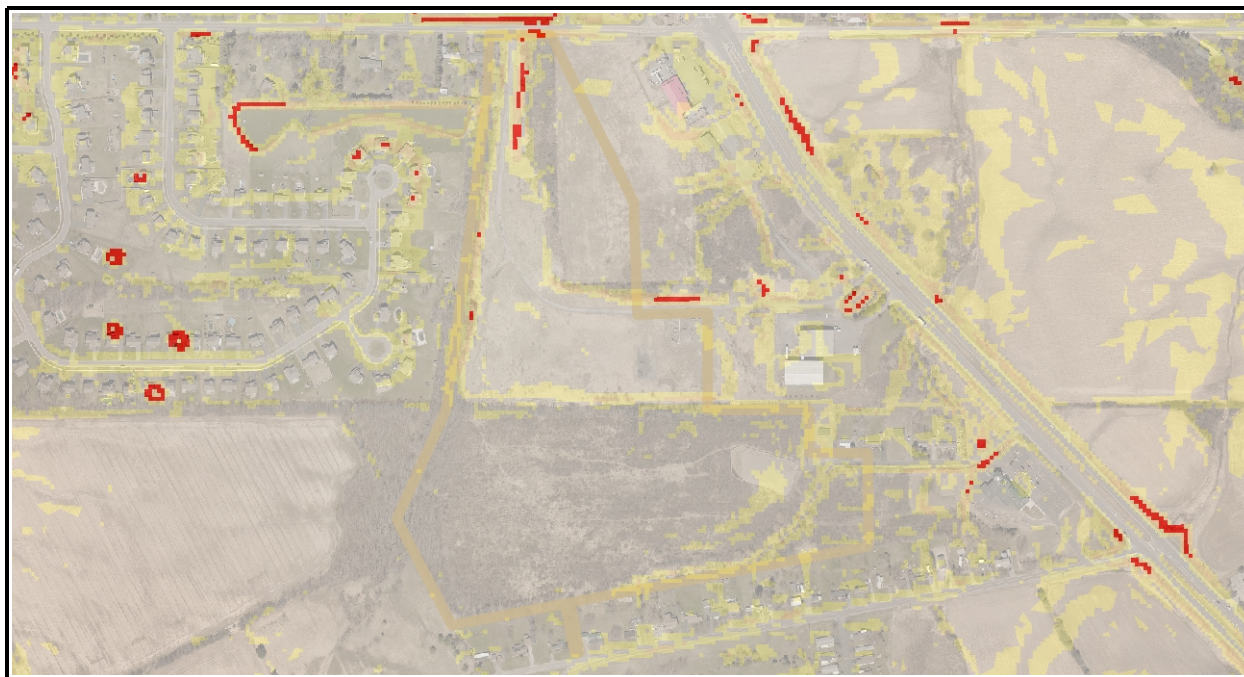


Moderately Low Moderately High High Very High Not rated

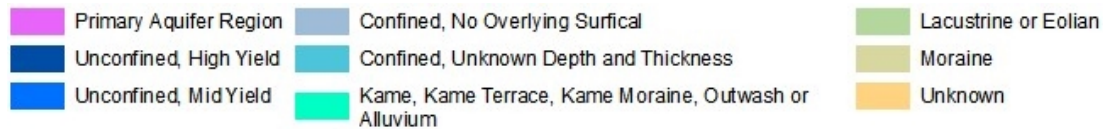
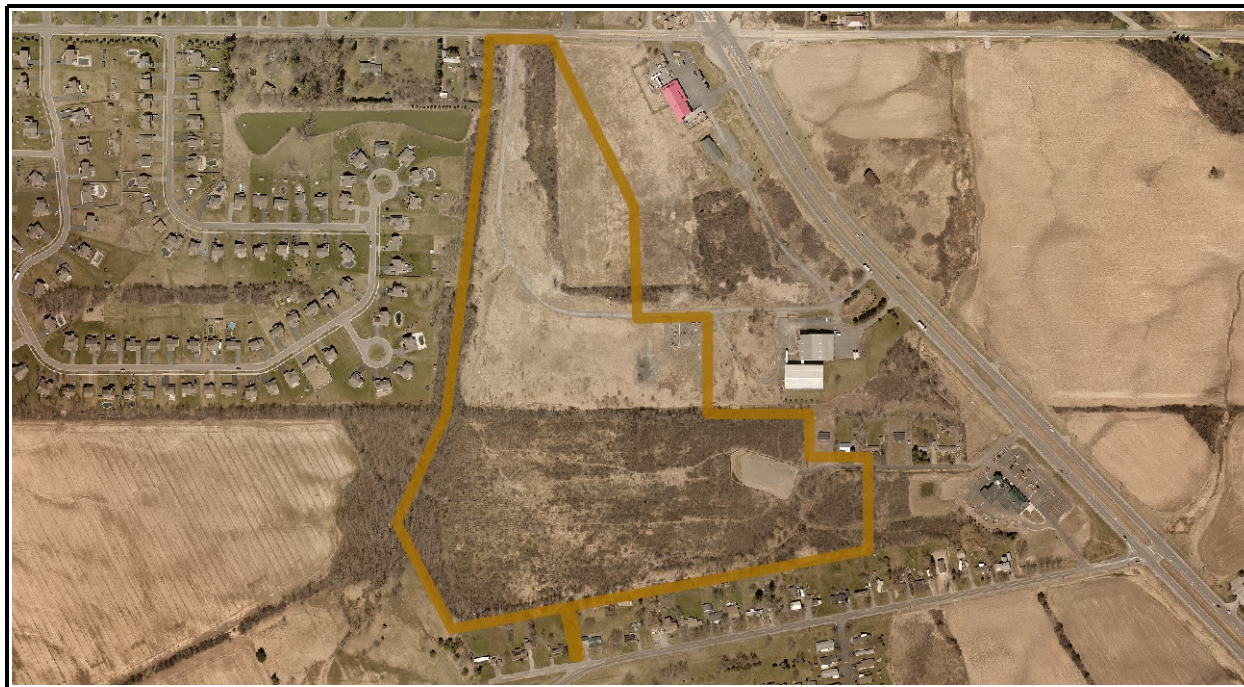




Percent Slope

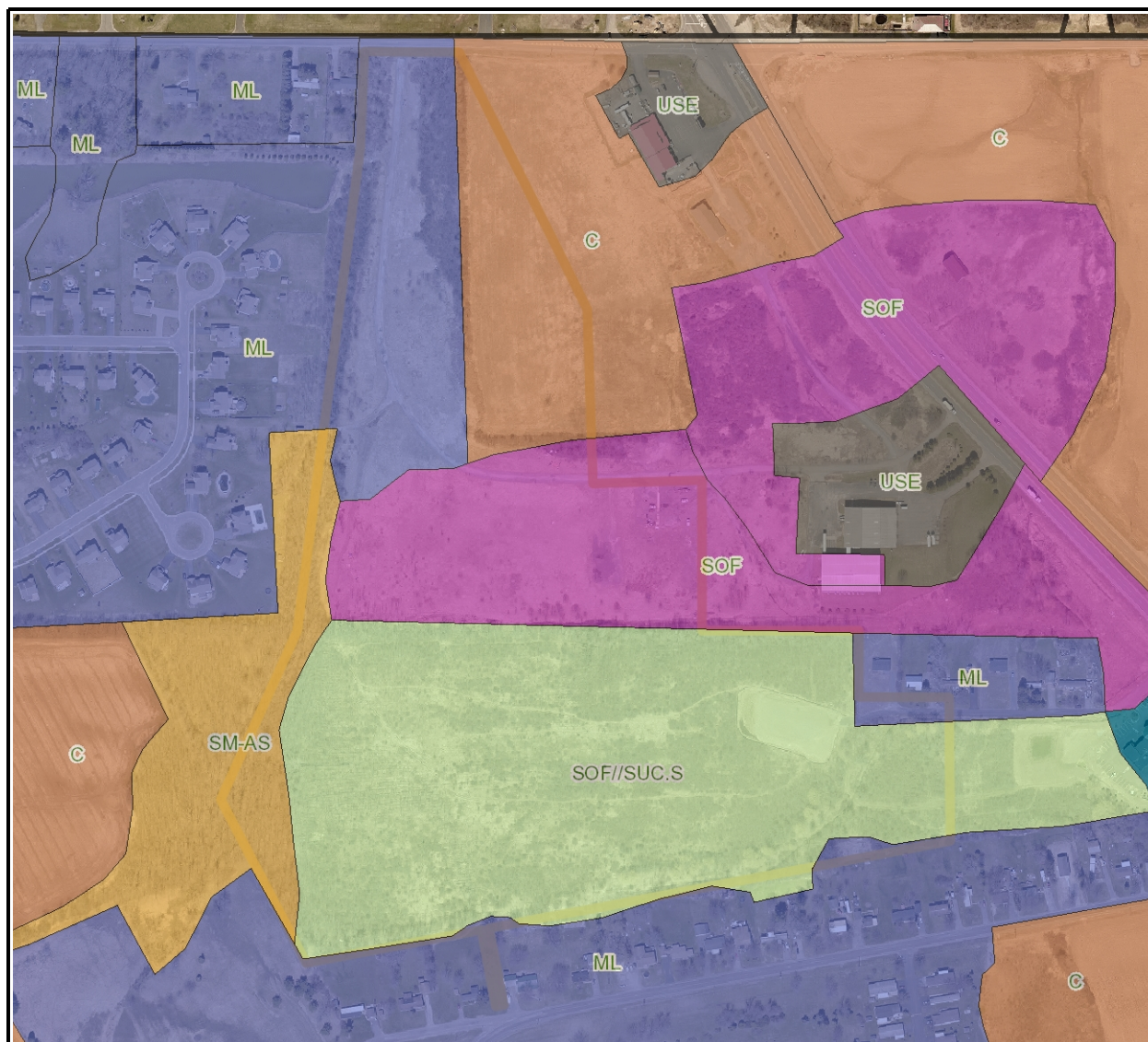


Aquifers





Ecological Communities

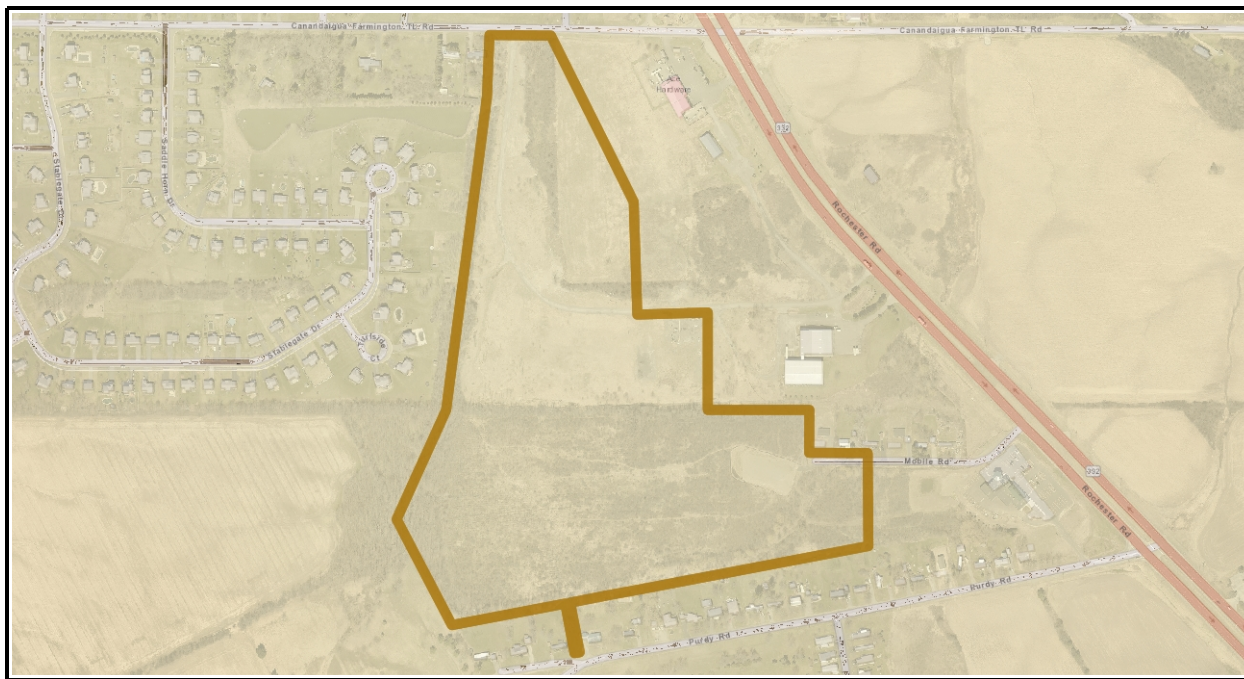


GM/A	SUC.S//CP	C/RMS	FPT	PA	SSH
SOF//CP	PR/P	CP	FP/AP	RSE	STP
MLWT	SUC.S//SNH	CR	GM	SEM	SUC.S
UR/P	SM-AS	DEM	MAS	SHN	USE
SOF//SUC.S	Cemetery	EP	ML	SNH	USE/PA
SAN.M	AO-HF	F/HG	ML/R	SOF	XP
H-SR/P	RM-TPS	FF	O	SP	UNKNOWN
H-HS	AOH	FOF	OR	SS	
CP//SNH	C	FPF	P	SSF/CP	





Wetlands and Streams



USGS 1:24K National Hydrography

Major Streams

Tributaries



NYS DEC Wetlands



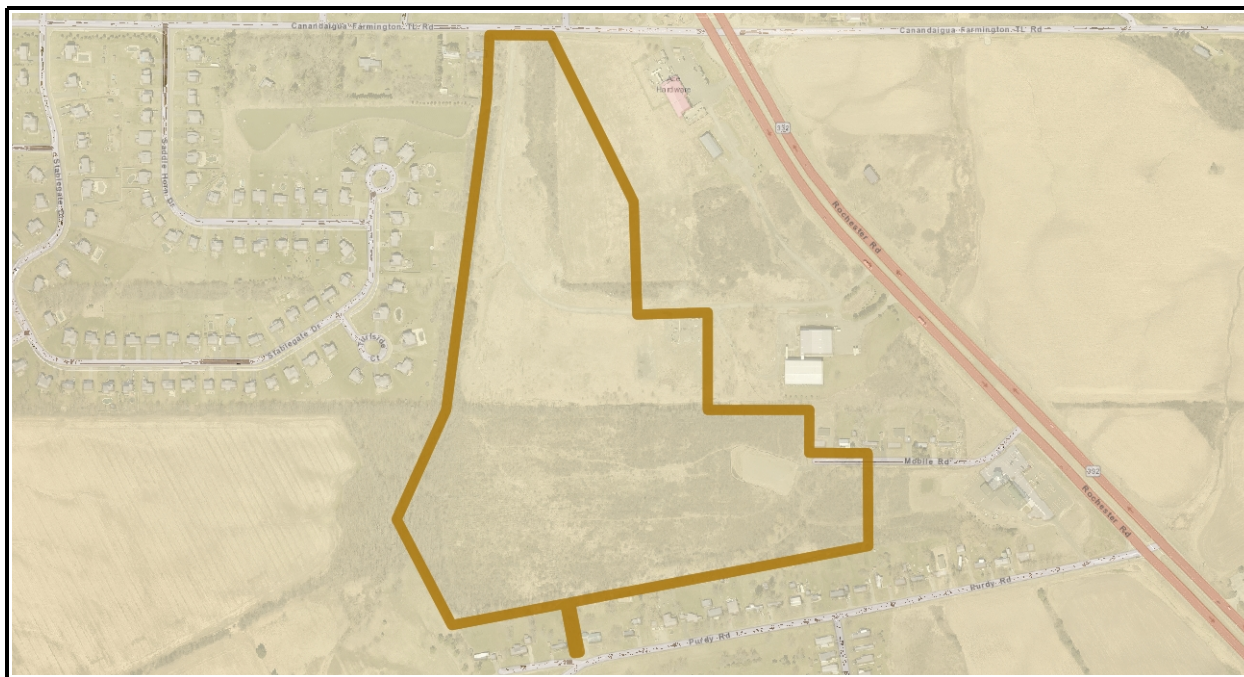
NYS DEC Wetlands: 100-Foot Buffer



National Wetland Inventory

NOTE: Use the National Wetland Inventory with caution as many federally regulated wetlands do not appear on these maps. The only definitive information usually results from a site inspection.

FEMA Flood Zones and Floodways



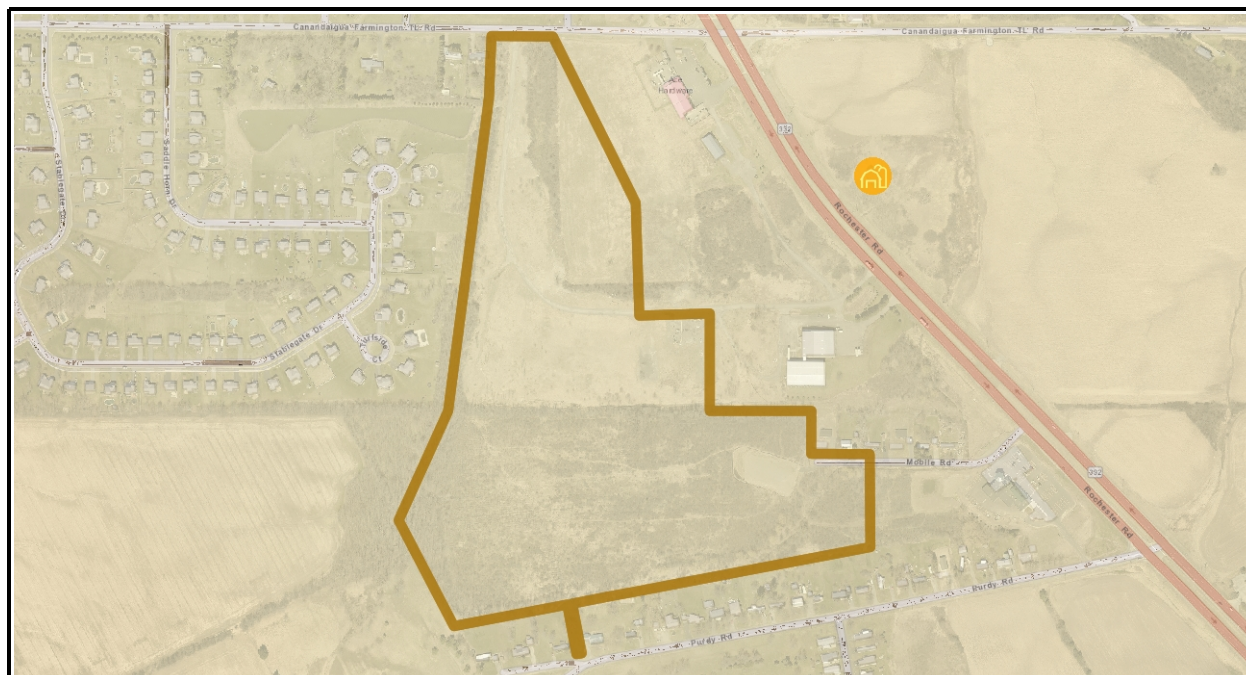
FEMA Floodways



FEMA Flood Zones



Historic Features

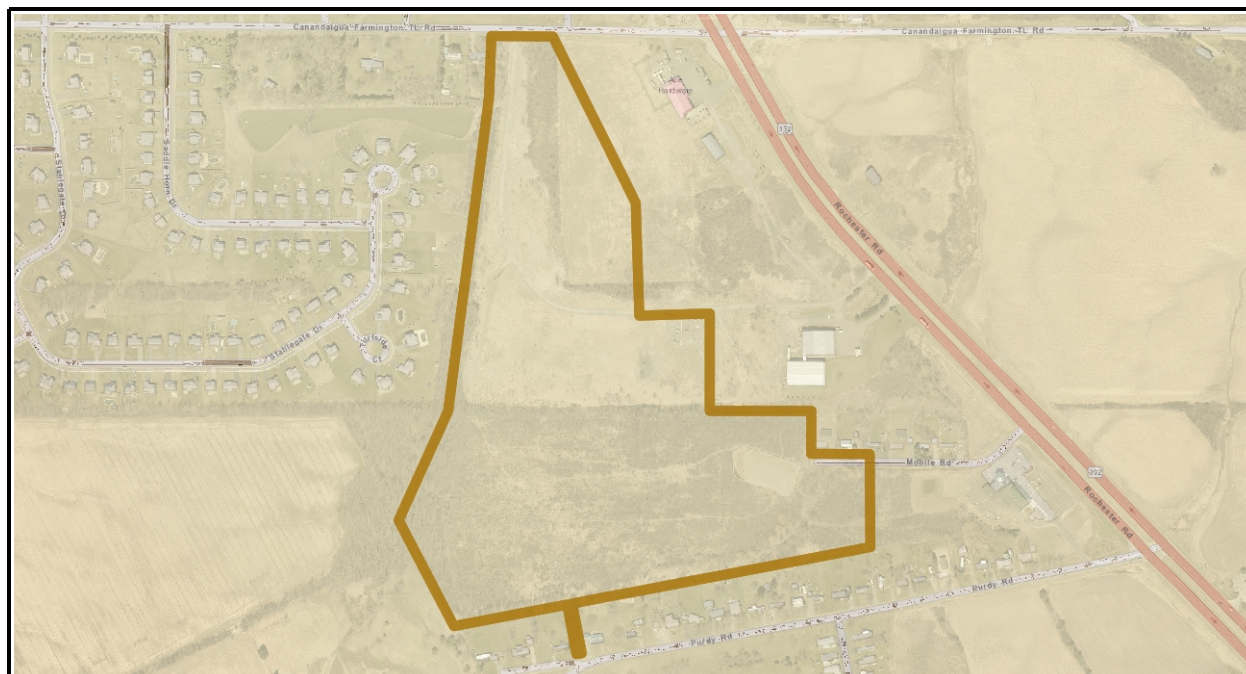


Historic Barns



National Register Sites

Trails, Parks and Conservation Areas

 Trails

County Parks



Private Parks



Municipal Parks



State Parks



Conservation Areas

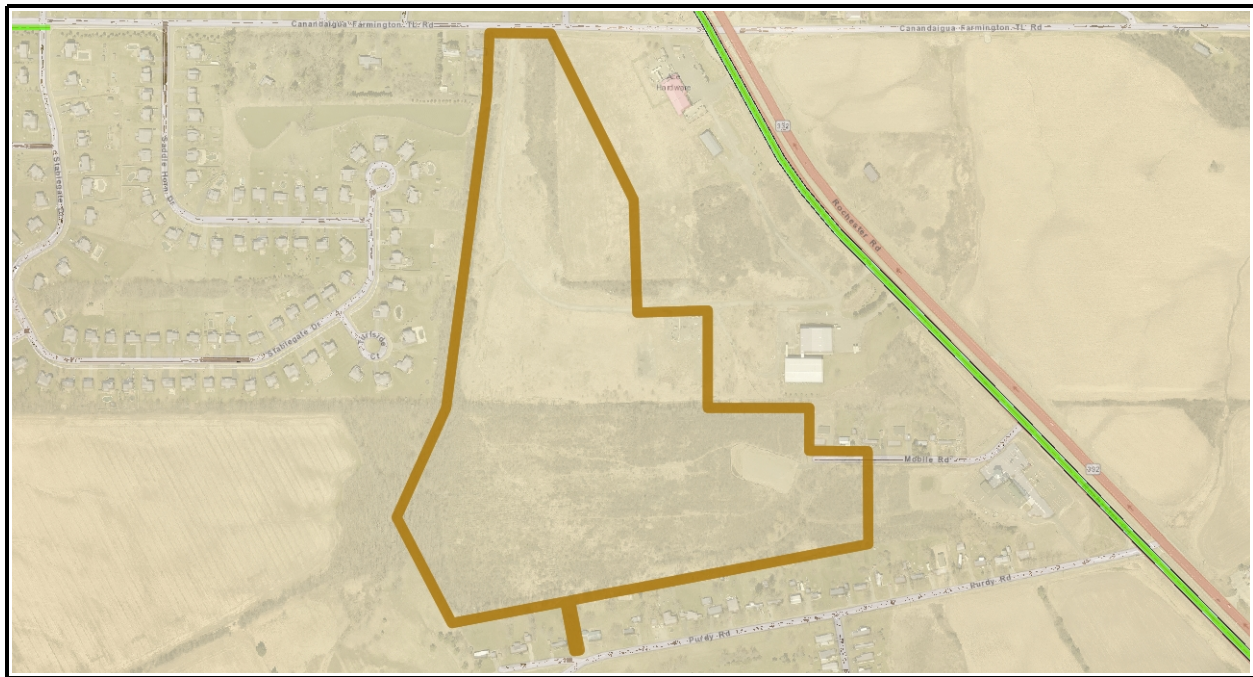


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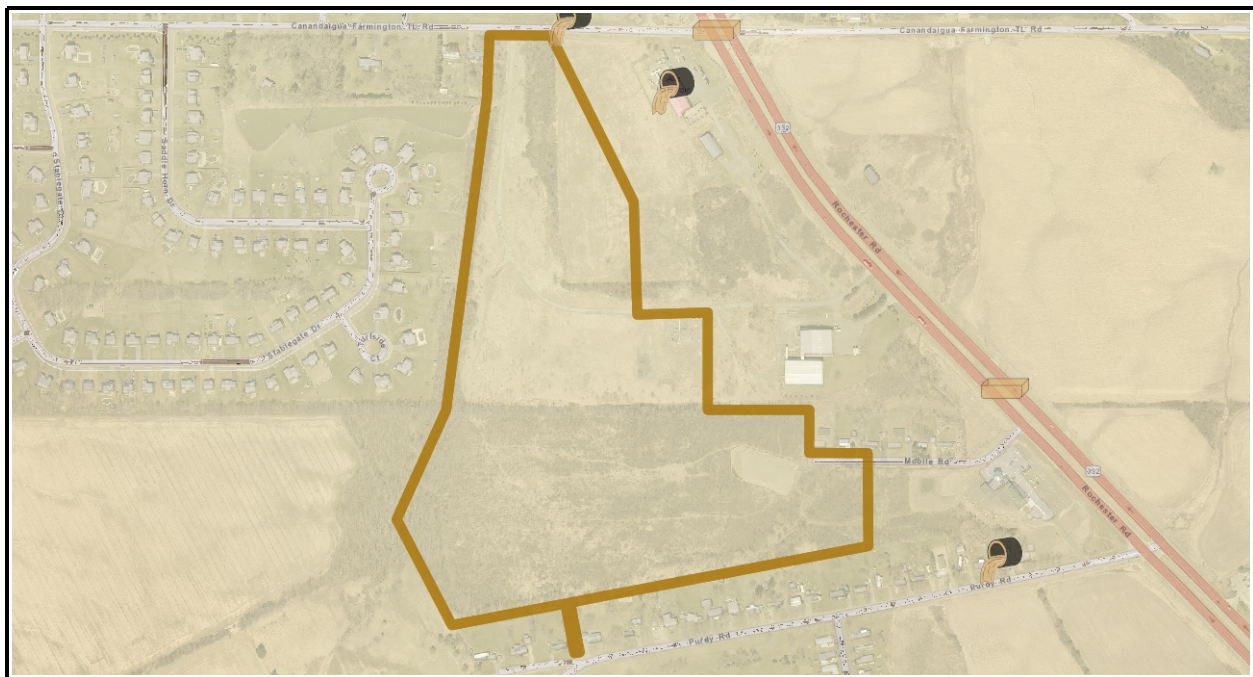
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Telecommunication Utilities



● Cell Towers — Fiber Optics == Municipal Fiber Ring

Environmental Concerns



 Spills
  Remediation Sites
  Bulk Storage



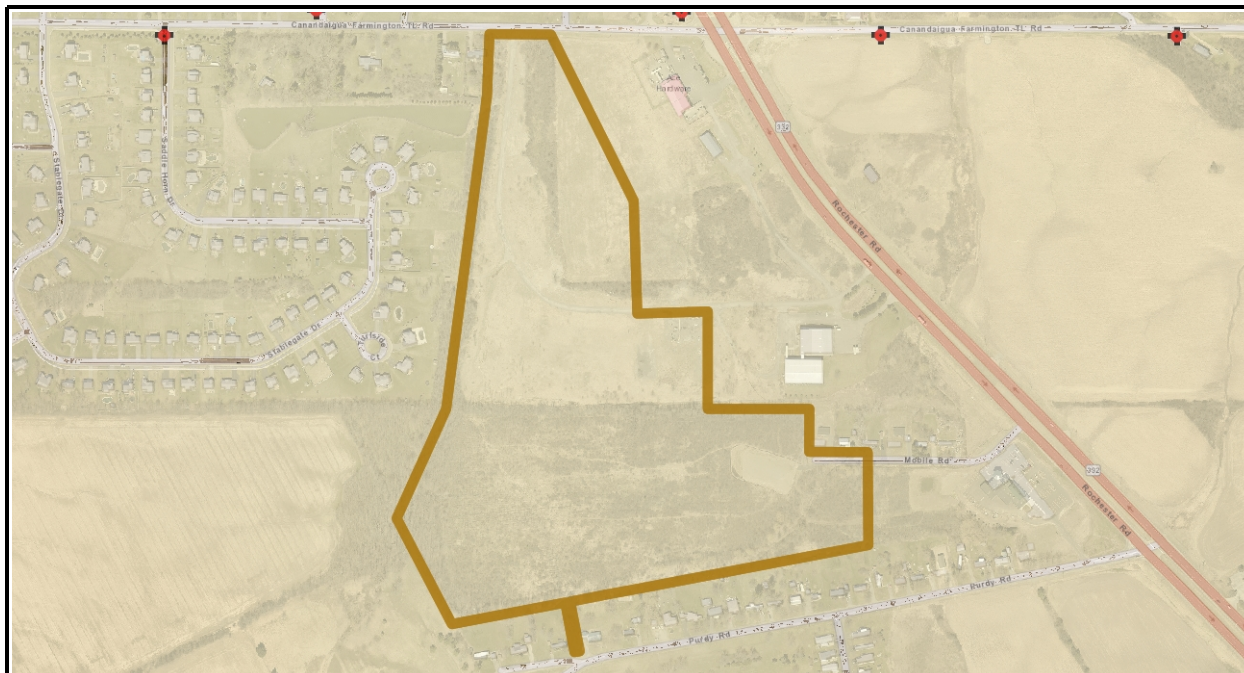
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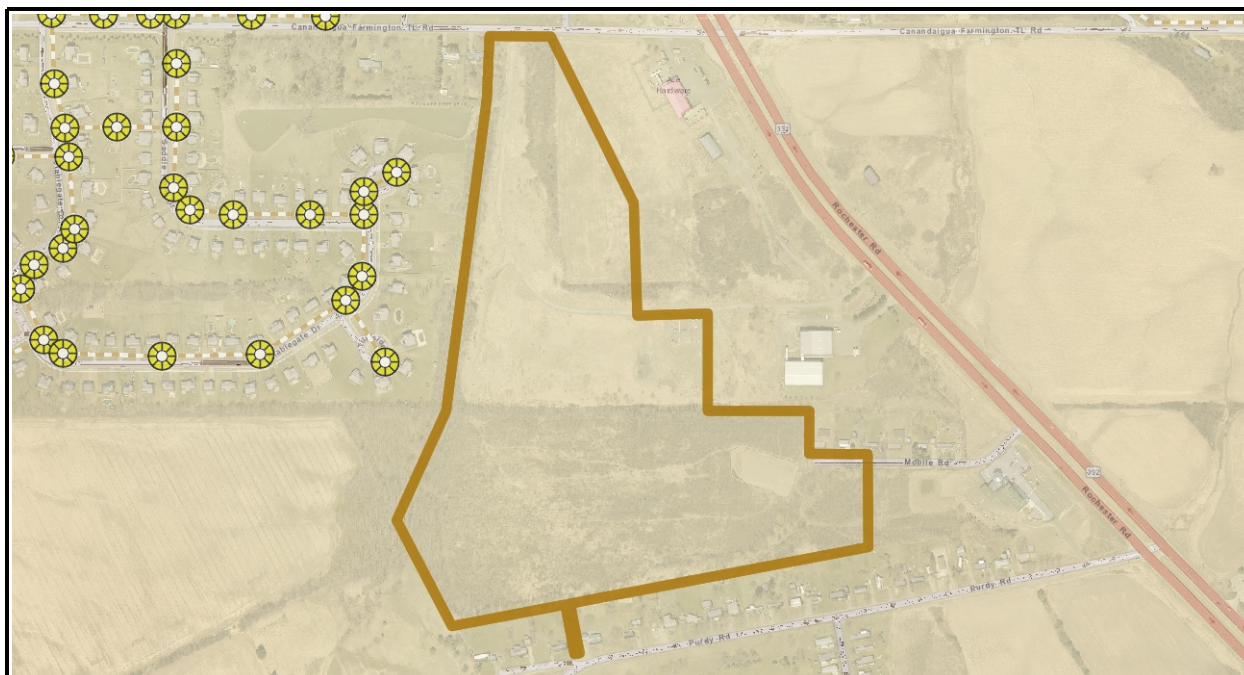


Water Infrastructure



✚ Fire Hydrants - - - - Water Mains

Sewer Infrastructure



● Manholes ■ Pump Stations - - - - Sewer Mains





DATA SOURCES

Data Layer	Source
Tax Parcels	Ontario County Real Property; municipal assessors
Zoning	Municipal Planning and/or Zoning Office
Planning Board Referral Zone	Ontario County Planning, GIS Program
Ecological Communities	Dr. Bruce Gillman (FLCC); Ontario County Planning
Wetlands: NYS DEC	NYS Department of Environmental Conservation
Wetlands: NWI	National Wetland Inventory, US Fish and Wildlife Service
Permanent Streams	US Geological Survey 1:24,000 National Hydrology
Flood Zones, Floodways	Federal Emergency Management Agency
Watersheds	US Geological Survey, HUC 12
Aquifers	NYS Department of Environmental Conservation
Property Drainage	USGS 1:24,000 National Hydrology; 2006 LiDAR
Agricultural Districts	Ontario County Real Property, Planning
Agricultural Exemptions	Ontario County Real Property; municipal assessors
Percent Slope	2006 LiDAR (Percent slope derived from)
Rare Plants and Animals	NYS Department of Environmental Conservation (ER Mapper App)
Spills	NYS Department of Environmental Conservation
Remediation Sites	NYS Department of Environmental Conservation
Bulk Storage Facilities	NYS Department of Environmental Conservation
Easements	Municipal Planning and/or Zoning Office
Soils and Interpretations	USDA NRCS 2012 Soil Survey (attribution updated annually)
National Register Sites	NYS Office of Parks, Recreation and Historic Preservation
Historic Barns	Municipal Historian (local field inventories)
Archaeological Impact	NYS Office of Parks, Recreation and Historic Preservation (CRIS App)
Sewer Network	Municipal Sewer Department; Ontario County Public Works
Water Network	Municipal Water Department; Fire Departments
Telephone Providers	NYS GIS Program Office
Fiber Network	Empire Access
Natural Gas Providers	NYS Public Service Commission
Electric Providers	NYS Public Service Commission





LOCAL ZONING - LEGENDS

City of Canandaigua

	City of Canandaigua Historic Overlay		Light Industrial		Residential - Institutional
	Boathouse		Heavy Industrial		Residential - Lakefront
	Central Business District - Main Street		Mixed Use - High Density		Residential - Single Family
	Central Business District - Sidestreets		Mixed Use - Medium Density		Residential - Two Family
	Commercial - Lakefront		Mixed Use - Low Density		Mobile Home
	Commercial - Restricted		Parks and Recreation		Residential - Multifamily
	Health Related		Planned Unit Development		Residential - Office
	Heavy Commercial		Lakefront-Single Family		

City of Geneva

	AR - Agricultural		B-2 - Business 2		LF-C - Lakefront Commercial		R-1 - Single Family Residential
	AR (HD) - Agricultural Historic		CR - College-Residential		LF-R - Lakefront Residential		R-2 - Single and Two-Family Residential
	AT - Agricultural-Technology		F - Industrial		MR - Multiple Residential		TUDD
	B-1 - Business 1		F-1 Industrial		MR (HD) - Multiple Residential-Historic		X - Open Space
			H - Highway User				

Town of Bristol

	Agricultural Conservation		Medium Density Residential		Community Business
	Low Density Residential		Manufactured - Mobile Home		Light Industrial

Town of Canadice

	Conservation District		Honey Lake Shore District		Rural District
--	-----------------------	--	---------------------------	--	----------------

Town of Canandaigua

	Town of Canandaigua Mixed Use Overlay		MR-281 - Multiple Residential - 281		R-1-30 - Residential 30,000 Sq. Ft.
	AR-1 - Agricultural Rural Residential - 1 Acre Lot		Mixed Use Overlay District		R-1-30/278 - Residential 30,000 Sq. Ft. - 278
	AR-2 - Agricultural Rural Residential - 2 Acre Lot		MUO-1-1 - Mixed Use Overlay District 1-1		RB-1 - Restricted Business
	CC - Community Commercial		NC - Neighborhood Commercial		RLD - Residential Lakeshore District
	I - Industrial		PUD - Planned Unit Development		RLD-281 - Residential Lakeshore District - 281
	IZ - Incentive Zoning		R-1-20 - Residential 20,000 Sq. Ft.		RR-3 - Rural Residential
	MH - Manufactured Home		R-1-20/278 - Residential 20,000 Sq. Ft. - 278		SCR-1 - Southern Corridor Residential - 1 Acre Lot
	MR - Multiple Residential		R-1-20/281 - Residential 20,000 Sq. Ft. - 281		

Town of East Bloomfield

	RR-1 - Residential		R-1-30 Residential (30,000 Sq Ft)		CC - Community Commercial
	AR-2 - Agricultural Rural Residential		MR - Multiple Residence		LI - Light Industrial
					GI - General Industrial





Ontario County Planning Board Exploratory Summary

Town of Farmington

Town of Farmington MTOD Overlay	R-7.2 - Planned Subdivision	LI - Limited Industrial
A-80 - Agricultural	R-2 - Residential Two-Family	GI - General Industrial
RR-80 - Rural Residential	RMF - Residential Multiple-Family	T.L. Sect. 278 - Cluster Development
RS-25 - Residential-Suburban	RB - Restricted Business	PD - Planned Development
R-1-10 - Residential Single Family	NB - Neighborhood Business	IZ - Incentive Zoning
R-1-15 - Residential Single Family	GB - General Business	

Town of Geneva

Town of Geneva Lakeview Overlay	R3	General Business
Agriculture	R4	Town Center Arterial
R1	R5	Town Center Mixed-Use
R2	Planned Unit Development	Light Industrial
		General Industrial

Town of Gorham

Town of Gorham Flood Overlay District	HAMLET RESIDENTIAL	GENERAL BUSINESS
Town of Gorham Forestry Overlay District	PLANNED RESIDENTIAL DEVELOPMENT; PLANNED DEVELOPMENT	HAMLET COMMERCIAL
AGRICULTURE	RURAL RESIDENTIAL	INDUSTRIAL
SINGLE FAMILY RESIDENTIAL		TBD

Town of Hopewell

Town of Hopewell Community Service Overlay	HDR - High Density Residential	H-MU - Hamlet Mixed Use
A-G - Agricultural	C-1 - Retail/Commercial	SB-MU - Small Business Multiple Use
R-1 - Low Density Residential	C-2 - Low Intensity Commercial	
	I-1 - Industrial	

Town of Manchester

Agricultural	Hamlet Commercial	Institutional	Industrial
Single Family Residential	Commercial	Rail Enabled Industrial	
Hamlet Residential	Manufactured Home Parks	Light Industrial	

Town of Naples

Town of Naples FEMA Overlay	R-1 - Low Density Residential/RT 21 Overlay District	R-2 - Medium Density Residential
Town of Naples Steep Slopes	R-1 - Low Density Residential	C-1 - Commercial
AG - Agricultural		PUD - The Ravins at Res. Creek

Town of Phelps

Town of Phelps Mining Overlay	C-1 - Commercial	R-1 - Residential
Town of Phelps Major Thoroughfare Overlay	C-2 - Neighborhood Commercial	RAG - Agriculture
	M-1 - Industrial	



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Ontario County Planning Board Exploratory Summary

Town of Richmond

	Town of Richmond Wellhead Protection Overlay		B - Residential		E - Business Districts
	A - Residential - Agricultural		C - Residential - Recreation		F - Industrial Districts
			D - Residential - Lakeside		G - Commercial-Light Industrial

Town of Seneca

	Town of Seneca Zoning Commercial Wind Energy Facilities Overlay		Agricultural		Medium Density Residential		Industrial
			Low Density Residential		General Business		Mixed Use

Town of South Bristol

	Town of South Bristol Agricultural Overlay		Scenic Vista Residential		Light Commercial
	Lake Residential		Community Residential		Neighborhood Commercial
	Forest Resource Residential		Commercial		Government Lands
					Planned Development

Town of Victor

	Town of Victor PDD		Residential - 3		Commercial - Light Industrial
	Town of Victor Residential Overlay		Multiple Dwelling		Light Industrial
	Residential - 1		Mobile Home		Limited Development District
	Residential - 2		Commercial		Senior Citizen

Town of West Bloomfield

	R1		R2		MHP		MU		AG		AG-M		I
--	----	--	----	--	-----	--	----	--	----	--	------	--	---

Village of Bloomfield

	Village of Bloomfield Historic Overlay		Multiple Residence - MR		Light Industrial - LI
	Residential - R-1-15		Residential Business RB-1		General Industrial - GI
	Residential - R-1-20		Community Commercial - CC		

Village of Clifton Springs

	R-1 - Single-Family Residential		C-1 - Local Shopping District		LI - Light Industrial
	R-2 - Two-Family Residential		C-2 - General Commercial District		M-1 - Industrial District
	R-3 - Multifamily Residential		L-C - Land Conservation District		

Village of Manchester

	R-1 Residential		C-1 Commercial		I-1 Restricted Industrial		I-2 General Industrial
--	-----------------	--	----------------	--	---------------------------	--	------------------------

Village of Naples

	Village of Naples CSP Overlay		R-1 - Residential		C-1 - Commercial
	Central Business Area		R-2 - Residential		C-2 - Highway Commercial
	Northern Gateway Area		MD - Multiple Dwelling		L-C - Land Conservation
	Southern Gateway Area		MHP - Mobile Home Park		L-I - Light Industrial





Ontario County Planning Board Exploratory Summary

Village of Phelps

R-1-20 - Residential	R-2 - Residential	C-2 - Commercial	M-1 - Industrial
R-1-13.5 - Residential	C-1 - Commercial	B-O - Business & Office	

Village of Rushville

Village of Rushville Community Overlay	R-1 - Residential	C-1 - Commercial
	MD - Multiple Dwelling	C-2 - Commercial

Village of Shortsville

Village Residential	Neighborhood Commercial	Open Space
Mobile Home Park	Village Center	Light Industrial

Village of Victor

B - Business	R-1 - One Family Residential	R-3 - Multiple Family Residential
HR-2 - Historic Reproduction Residential	R-2 One Family Residential	SCR-3 - Senior Citizen Residential
		I - Industrial





ECOLOGICAL COMMUNITIES - ABBREVIATIONS AND DESCRIPTIONS

ABBREVIATION	DESCRIPTION
AO-HF	Appalachian Oak-Hickory Forest
BM-MF	Beech-Maple Mesic Forest
C	Cropland
C/RMS	Construction/Road Maintenance Spoils
CP	Conifer Plantation
CP//SNH	Conifer Plantation//Successional Northern Hardwoods
CR	Confined River
DEM	Deep Emergent Marsh
DEM//FF	Deep Emergent Marsh//Floodplain Forest
DEM//RM-TPS	Deep Emergent Marsh//Red Maple-Tamarack Peat Swamp
DEM//SOF	Deep Emergent Marsh//Successional Old Field
DEM//SS	Deep Emergent Marsh//Shrub Swamp
DEM//SUC.S	Deep Emergent Marsh//Successional Shrubland
EP	Eutrophic Pond
F/HG	Flower/Herb Garden
FF	Floodplain Forest
FP/AP	Farm Pond/Artificial Pond
GM	Gravel Mine
GM(A)	Gravel Mine (Abandoned)
H-HS	Hemlock-Hardwood Swamp
H-SR/P	Herbicide-Sprayed Roadside/Pathway
L/D	Landfill/Dump
ML	Mowed Lawn
MLWT	Mowed Lawn with Trees
NWCS	Northern White Cedar Swamp
O	Orchard
OR	Outdoor Recreation
P	Pastureland
PA	Parking Area
PR/P	Paved Road/Path
RM-TPS	Red Maple-Tamarack Peat Swamp
RSE	Rural Structure Exterior
RSH.F	Rich Shrub Fen
SAN.M	Sand Mine
SAN.M(A)	Sand Mine(abandoned)
SEM	Shallow Emergent Marsh
SEM//FF	Shallow Emergent Marsh//Floodplain Forest
SEM//SS	Shallow Emergent Marsh//Shrub Swamp
SM-AS	Silver Maple-Ash Swamp
SNH	Successional Northern Hardwoods
SOF	Successional Old Field





ABBREVIATION	DESCRIPTION
SOF//CP	Successional Old Field//Conifer Plantation
SOF//SNH	Successional Old Field//Successional Northern Hardwoods
SOF//SSH	Successional Old Field//Successional Southern Hardwoods
SOF//SUC.S	Successional Old Field//Successional Shrubland
SS	Shrub Swamp
SS//SNH	Shrub Swamp//Successional Northern Hardwoods
SSH	Successional Southern Hardwoods
SUC.S	Successional Shrubland
SUC.S//CP	Successional Shrubland//Conifer Plantation
SUC.S//SNH	Successional Shrubland//Successional Northern Hardwoods
SUC.S//SSH	Successional Shrubland//Successional Southern Hardwoods
UR/P	Unpaved Road/Path
USE	Urban Structure Exterior
VP	Vernal Pool

EASEMENT LEGEND

	Access and Utility Easement		Conservation-Natural Resource		Pedestrian Access
	Conservation Site Specific		Conservation-Open Space		Preservation-Conservation
	Conservation Site Specific-Open Space and Sensitive		Conservation-Term		Sanitary Sewer Easement
	Conservation Trail Easement		Cross Access-Revocation		Storm Sewer
	Conservation-All 3 types		Declaration of Open Space		Stormwater Maintenance Agreement
	Conservation-Amended		Drainage Easement		Trail
	Conservation-General		Drainage and Utility Easement		Utility
	Conservation-Most Restrictive		Emergency Access		Water Main
	Conservation-Most Restrictive & Site Specific		Hold Harmless Agreement		

