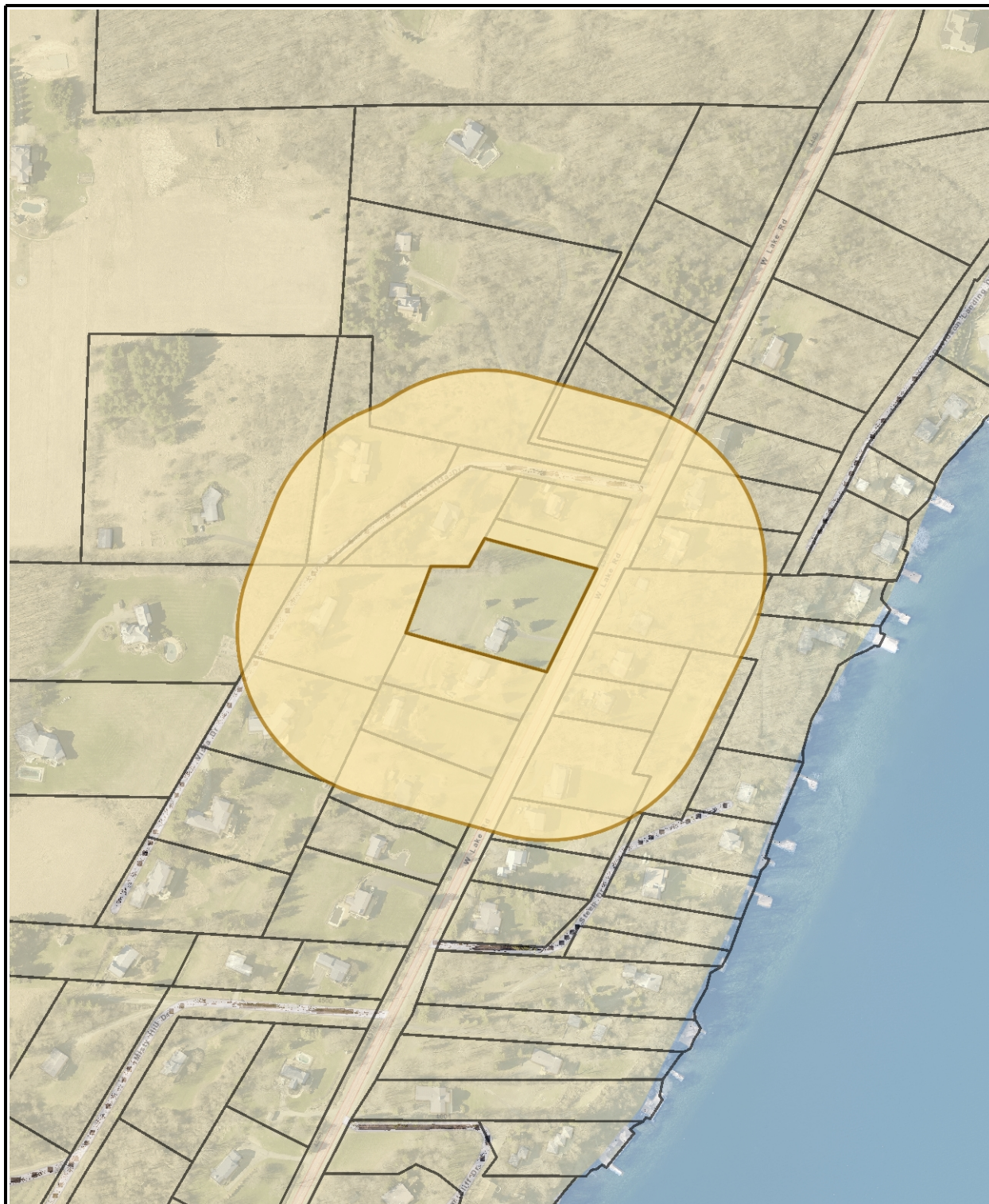




Project ID: T_CANAND_2020_FEB_10

Community: ex: Town of Victor



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Report Created: 2/27/2020

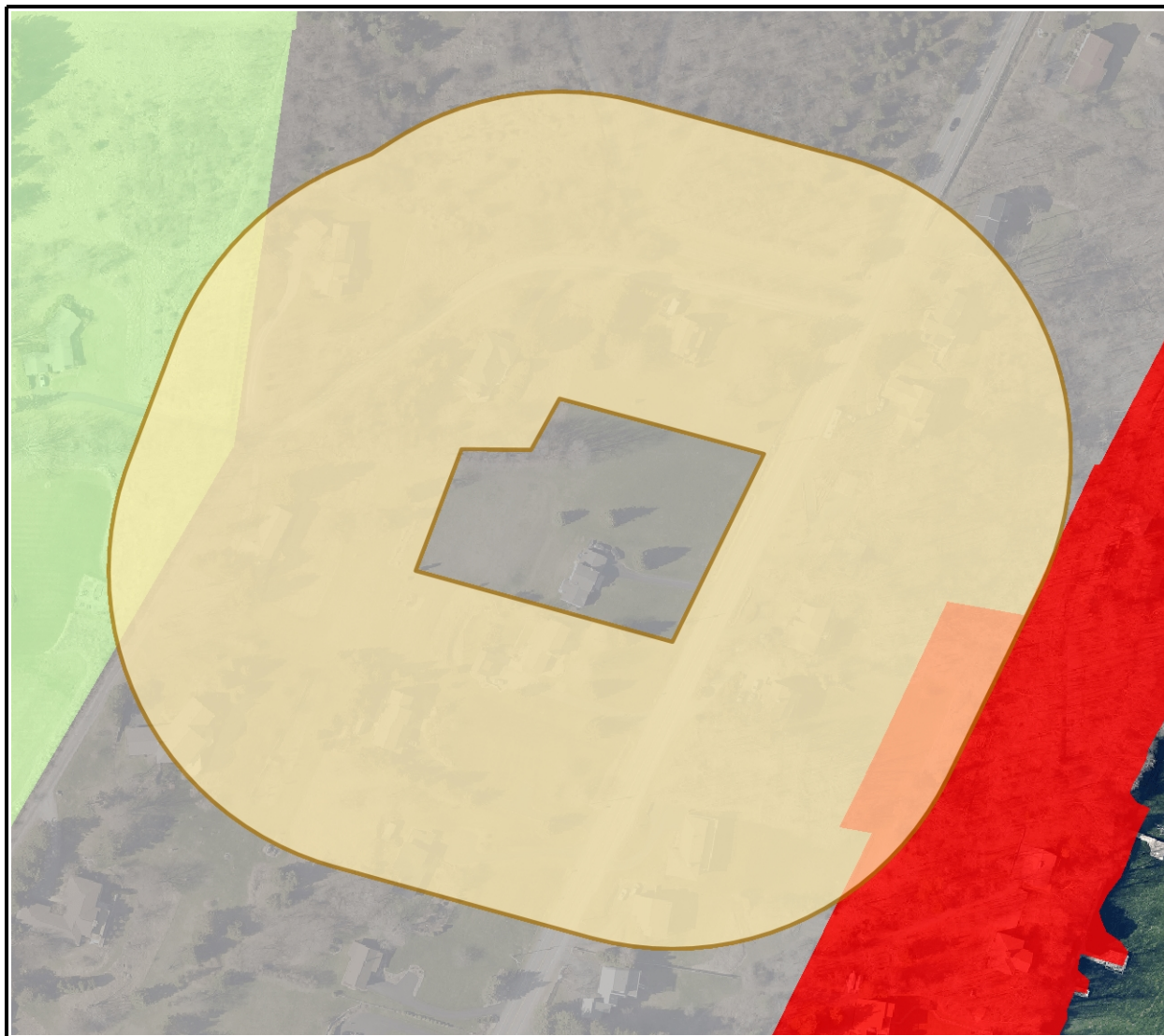
Page 1 of 75



PROJECT AREA SUMMARY

Local Zoning

Zoning Type	Description	% Area
Town of Canandaigua Zoning	AR-2 - Agricultural Rural Residential - 2 Acre Lot	4.6%
Town of Canandaigua Zoning	R-1-30 - Residential - 30,000 Sq. Ft. Lot	91.9%
Town of Canandaigua Zoning	RLD - Residential Lakeshore District	3.5%



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!

Easement Types



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





ENVIRONMENTAL FEATURES

Ecological Communities

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

Ecological Community Type	% Coverage	Acres
Mowed Lawn	255.938%	48.9
Successional Northern Hardwoods	44.062%	8.4

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
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FEMA Flood Zones

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

Flood Zone	% Coverage	Acres
------------	------------	-------

FEMA Floodways

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

Floodway Map Panel	% Coverage	Acres
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Ontario County Planning Board Exploratory Summary

USGS HUC 12 Watersheds

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

HUC 12 Watershed Name	% Coverage	Acres
Deep Run-Canadaigua Lake	300.0%	57.3

Property Drainage to USGS Permanent ("Blue Line") Streams

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

New York State Primary Aquifers

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

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

Agricultural District

District: Contact: NYS Agricultural District Program





Percent Slope

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

Slope Category	% Coverage
Category 1 - Little or no slope: 0-3% gradient	8.7%
Category 2 - Gentle slope: 4-9% gradient	27.3%
Category 3 - Moderate slope: 10-15% gradient	75.4%
Category 4 - Steep slope: 16-30% gradient	149.6%
Category 5 - Extremely steep slope: 31-60% gradient	38.9%

Rare Plants and Animals

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

Not Available

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
Lansing silt loam, 15 to 25 percent slopes	147.9%	28.250
Darien silt loam, 8 to 15 percent slopes	92.0%	17.570
Ontario, Honeoye and Lansing soils, 35 to 55 percent slopes	48.7%	9.300
Lansing silt loam, 8 to 15 percent slopes	11.3%	2.160

SOIL DESCRIPTION: Lansing silt loam, 15 to 25 percent slopes**Farmland Importance:** Not prime farmland **Soil Symbol:** 108D**Erodibility:** High **Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** B **Permeability:** Moderately High**SOIL DESCRIPTION:** Darien silt loam, 8 to 15 percent slopes**Farmland Importance:** Farmland of statewide importance **Soil Symbol:** 71C**Erodibility:** High **Hydric Classification:** Partially Hydric**Depth to Water Table (cm):** 33 **Hydrologic Soil Group:** C/D **Permeability:** Moderately High**SOIL DESCRIPTION:** Ontario, Honeoye and Lansing soils, 35 to 55 percent slopes**Farmland Importance:** Not prime farmland **Soil Symbol:** 118F**Erodibility:** Medium **Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** C **Permeability:** Moderately High**SOIL DESCRIPTION:** Lansing silt loam, 8 to 15 percent slopes**Farmland Importance:** Farmland of statewide importance **Soil Symbol:** 108C**Erodibility:** High **Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** B **Permeability:** Moderately High



CULTURAL FEATURES

National Register Sites

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

Site Name	Number	Date
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Historic Barns

Contact: Municipal Historian / Ontario County Planning Department

Archaeological Impact

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

None

INFRASTRUCTURE

Special Districts

Water: Canandaigua Consolidated Water District Drainage:

Sewer: Canandaigua Lake County Sewer District Lighting:

TeleCommunication

Telephone Providers: Finger Lakes Technology Group
Frontier Telephone of Rochester

Utility Providers

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

OTHER PARCELS IMPACTED

Tax Map ID	Address	Community
140.07-1-52.000	4545 Vista Dr	Town of Canandaigua
126.20-1-19.000	4490 Co Rd 16	Town of Canandaigua
126.20-1-20.000	4536 Vista Dr	Town of Canandaigua
140.07-1-17.100	4545 Co Rd 16	Town of Canandaigua
140.07-1-13.100	4553 Co Rd 16	Town of Canandaigua
140.07-1-7.120	4553 Vista Dr	Town of Canandaigua
140.07-1-1.000	4535 Vista Dr	Town of Canandaigua
140.07-1-7.110	4536 Co Rd 16	Town of Canandaigua
140.07-1-8.100	4550 Co Rd 16	Town of Canandaigua
140.07-1-6.100	4530 Co Rd 16	Town of Canandaigua
140.07-1-22.200	4561 Steep Dr	Town of Canandaigua
126.20-1-15.112	4533 Co Rd 16	Town of Canandaigua
126.20-1-17.100	Co Rd 16	Town of Canandaigua
140.07-1-2.000	4531 Vista Dr	Town of Canandaigua
126.20-1-21.000	4538 Vista Dr	Town of Canandaigua
140.07-1-16.000	4547 Co Rd 16	Town of Canandaigua





Ontario County Planning Board Exploratory Summary

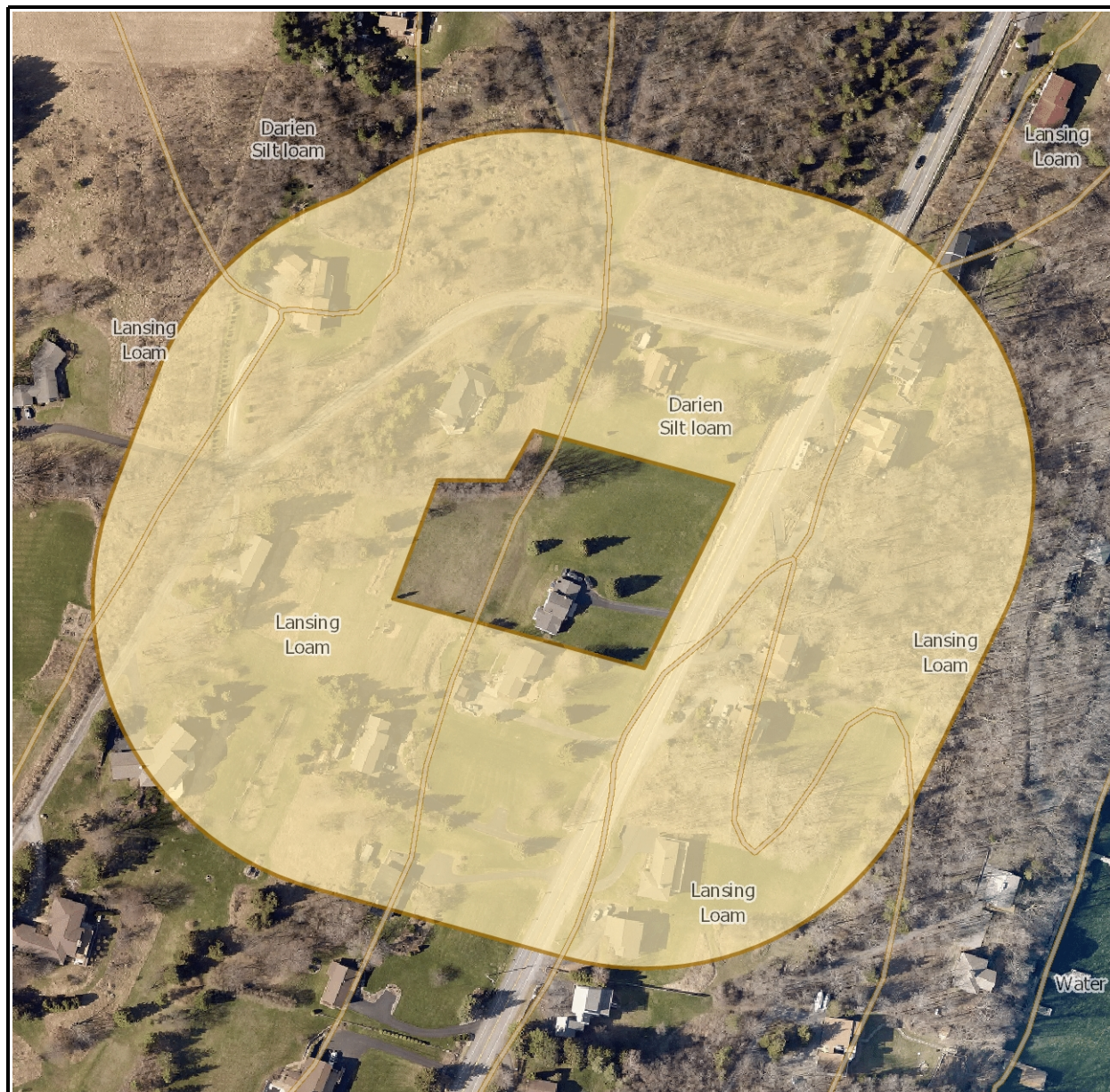
140.07-1-15.000	4549 Co Rd 16	Town of Canandaigua
126.20-1-15.113	4521 Co Rd 16	Town of Canandaigua
126.00-1-44.400	4495 Middle Cheshire Rd	Town of Canandaigua
140.07-1-12.000	4555 Co Rd 16	Town of Canandaigua
140.07-1-3.100	4514 Co Rd 16	Town of Canandaigua
126.20-1-18.000	4480 Co Rd 16	Town of Canandaigua
126.20-1-15.114	4517 Co Rd 16	Town of Canandaigua
140.07-1-19.100	4545 Davidson Landing Dr	Town of Canandaigua
126.20-1-14.100	4539 Davidson Landing Dr	Town of Canandaigua
140.07-1-22.100	4575 Steep Dr	Town of Canandaigua
140.07-1-5.100	4526 Co Rd 16	Town of Canandaigua
140.07-1-49.200	4563 Vista Dr	Town of Canandaigua





DETAILED MAPS

Soil Types

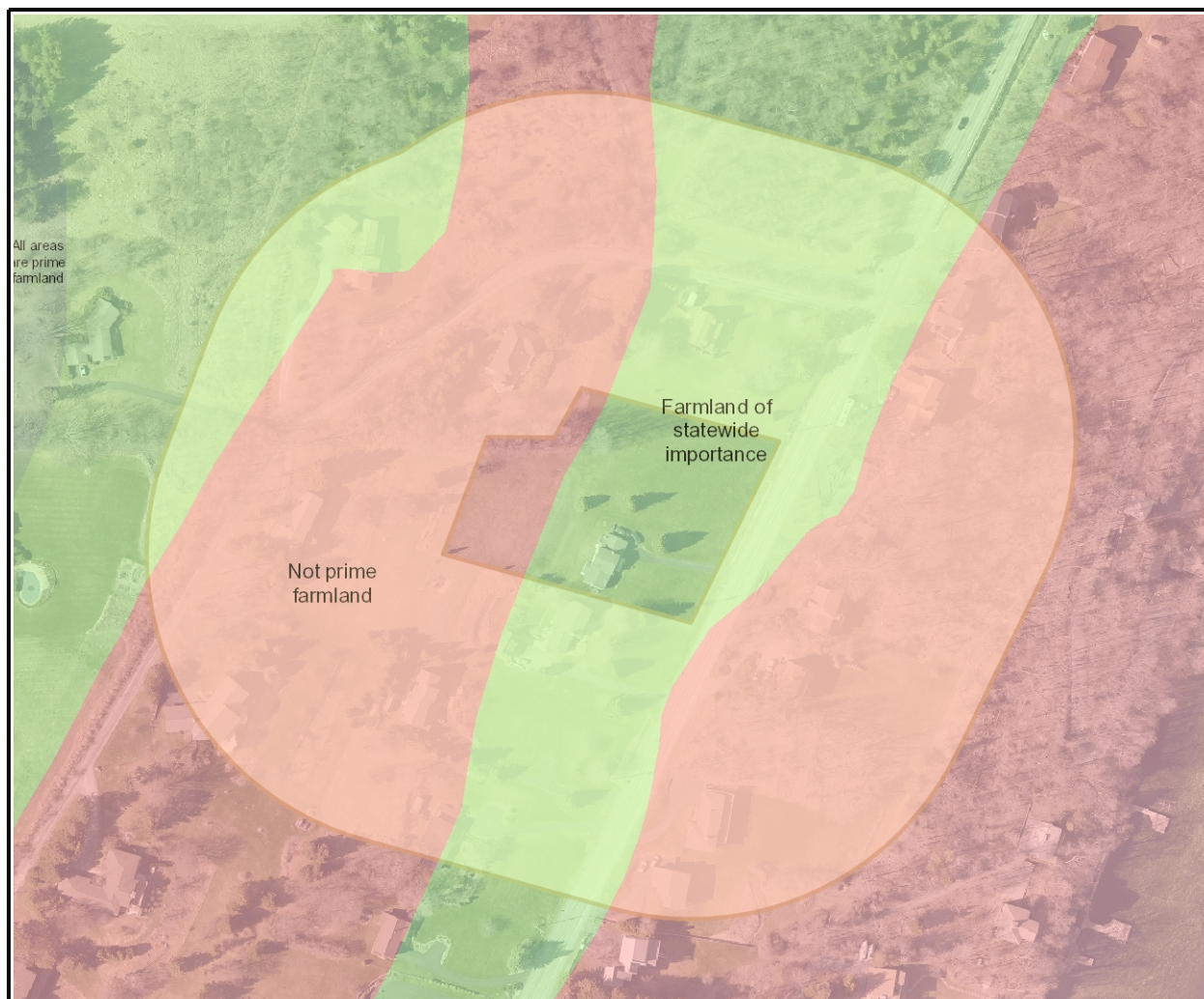


 USDA NRCS Soil Survey





Soil - Farmland Importance

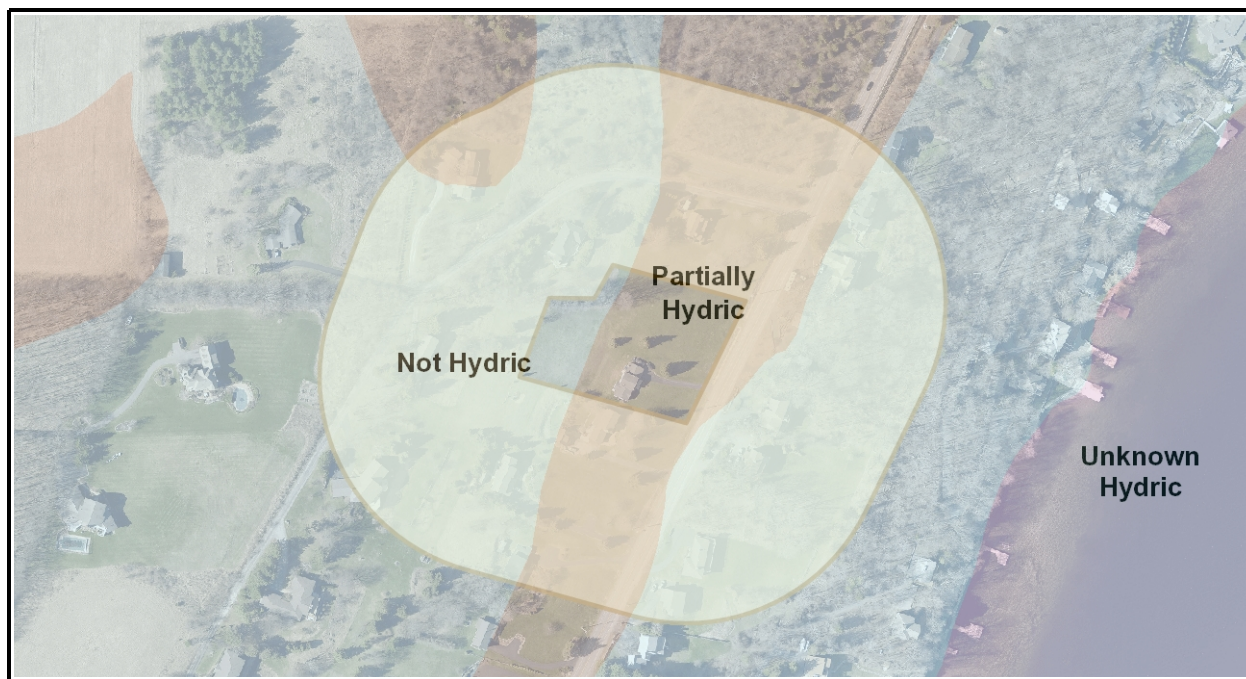


All areas are prime farmland	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance	Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Farmland of unique importance	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of local importance	Prime farmland if irrigated and reclaimed of excess salts and sodium
Prime farmland if drained	Not prime farmland
Prime farmland if protected from flooding or not frequently flooded during the growing season	Not rated or not available
Prime farmland if irrigated	
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	
Prime farmland if irrigated and drained	



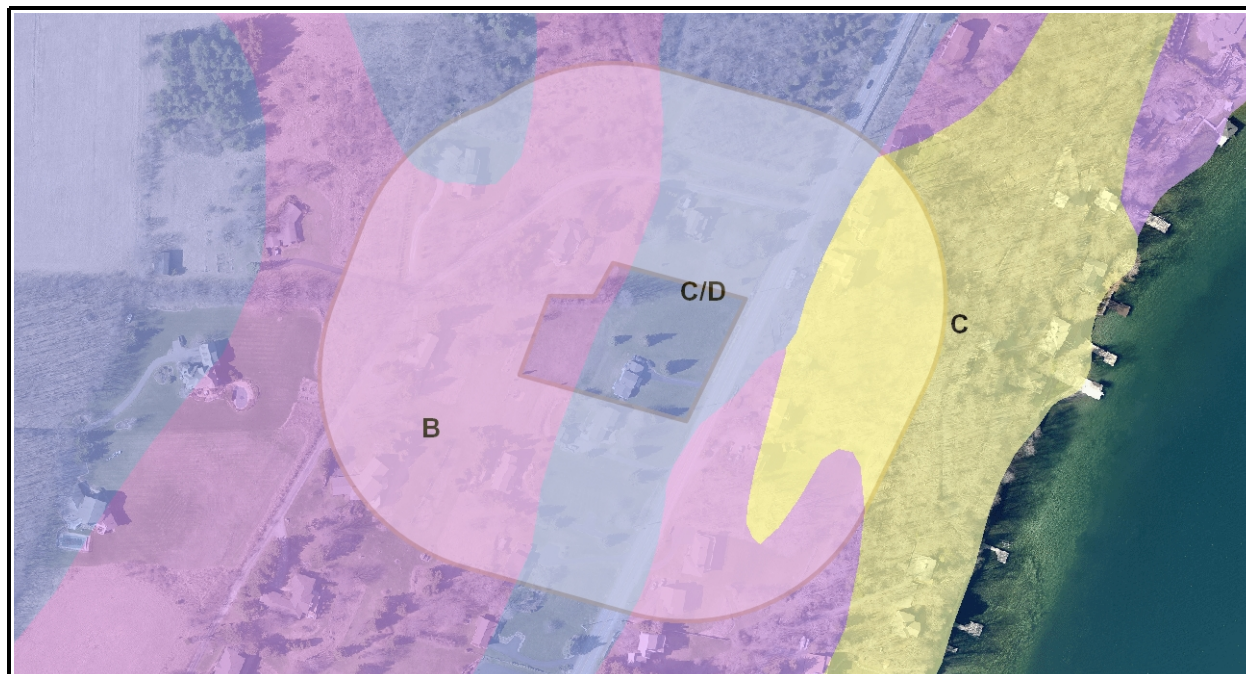


Soil - Hydric Classification



All Hydric Not Hydric Partially Hydric Unknown Hydric

Soil - Hydrological Soil Group

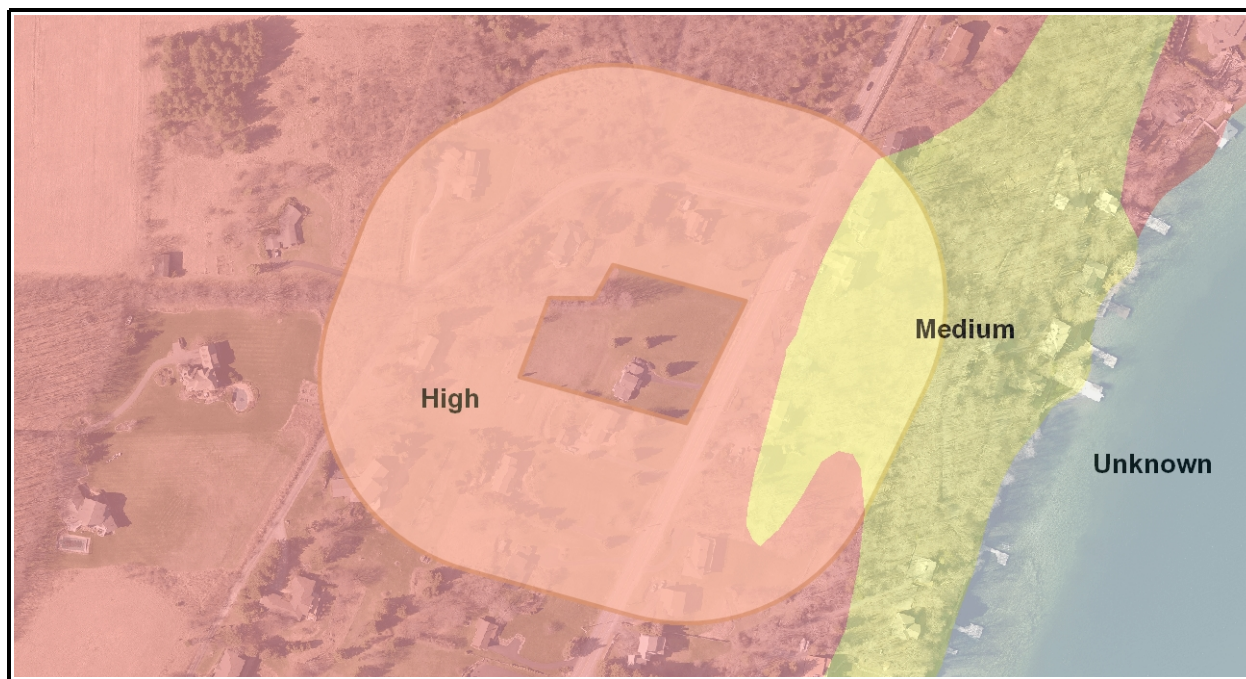


A A/D B B/D C C/D D



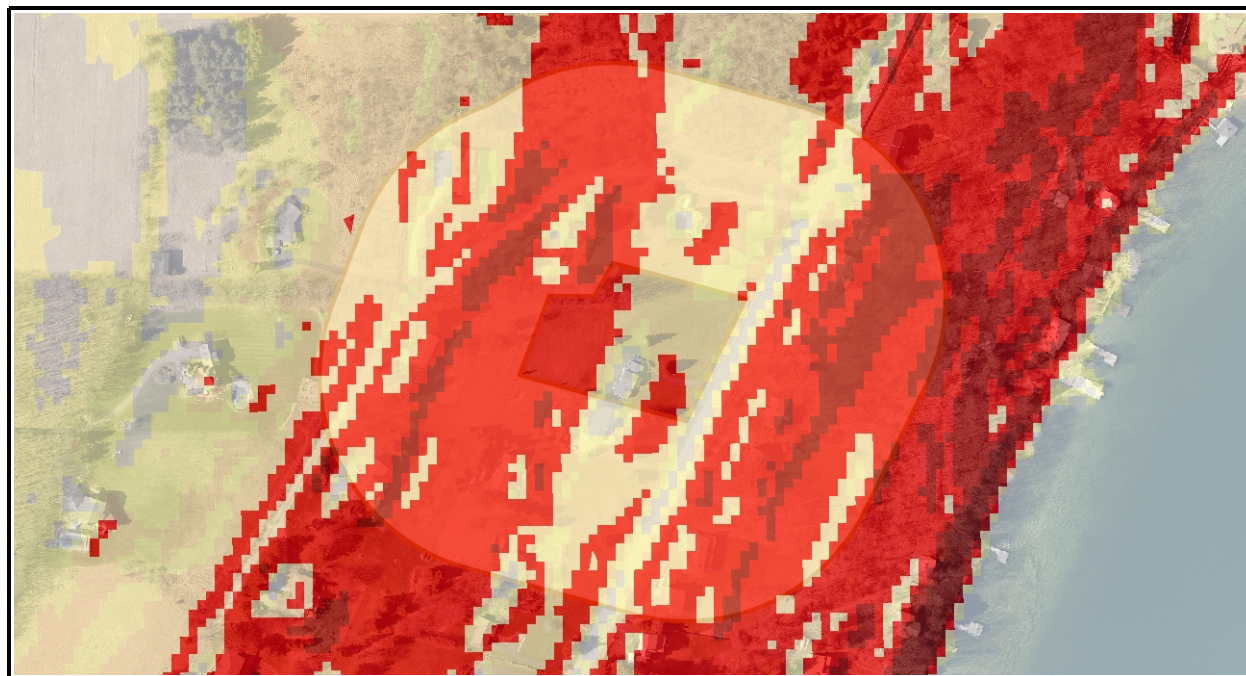


Soil - Erodibility Potential



Low Medium High Very High Unknown

Percent Slope

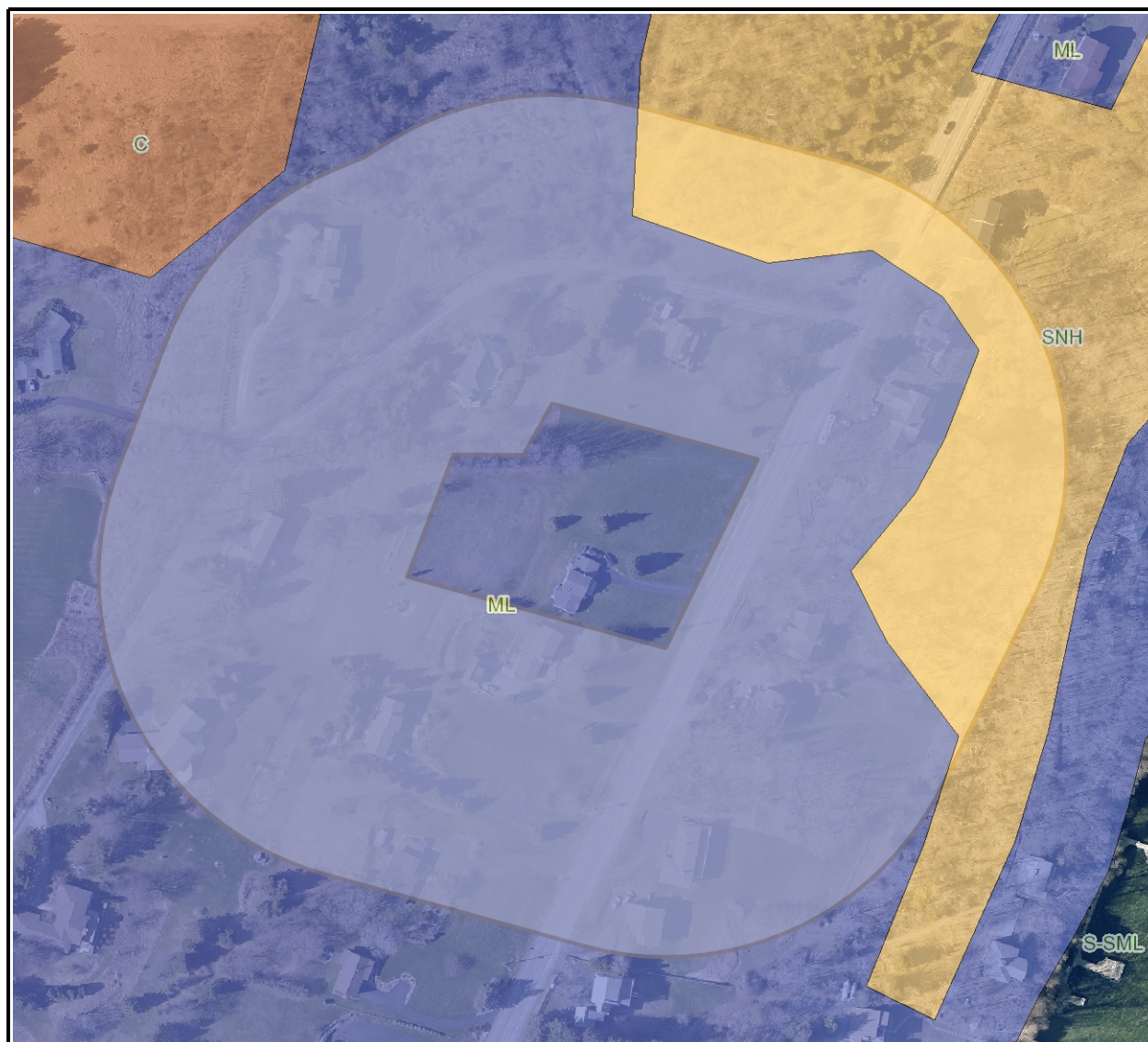


Little or no slope: 0-3% gradient Steep slopes: 16-30% gradient
Gentle slopes: 4-9% gradient Extremely steep slopes: 31-60% gradient
Moderate slopes: 10-15% gradient Excessively steep slopes: > 60% gradient





Ecological Communities

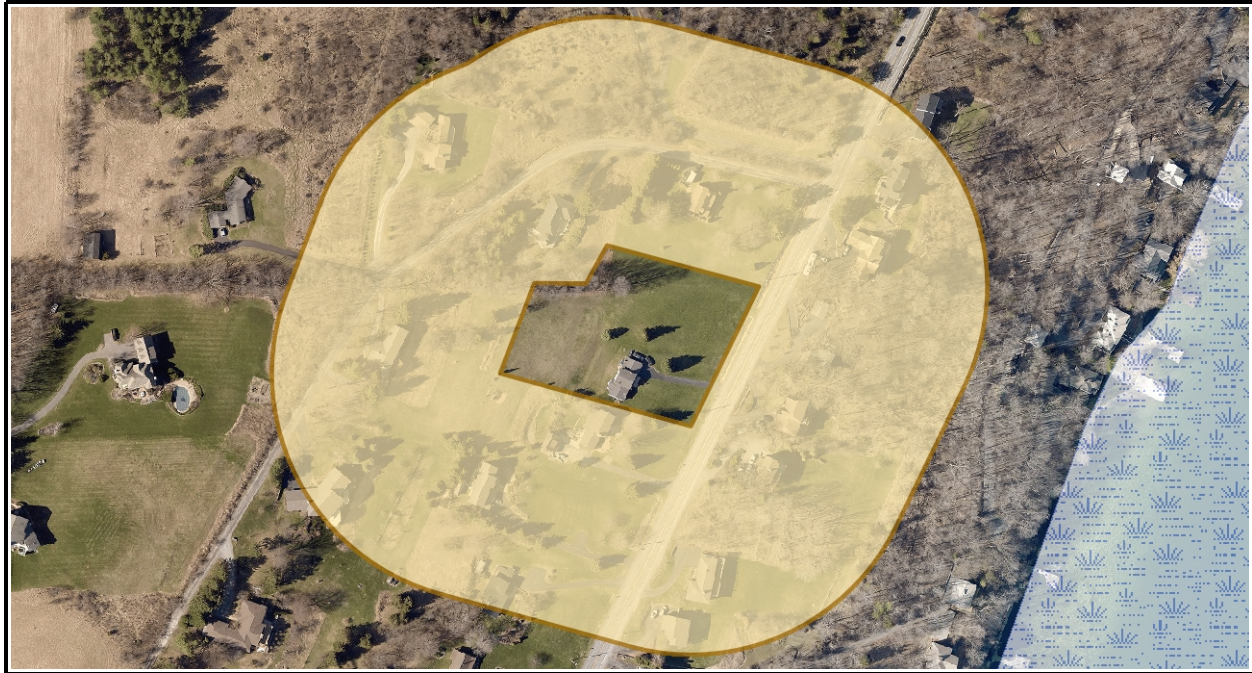


GM/A	SUC.S//CP	C/RMS	FPT	PA	SSH
SOF//CP	PR/P	CP	FP/AP	RSE	STP
MLWT	SUC.S//SNH	CR	GM	SEM	SUC.S
UR/P	SM-AS	DEM	MAS	SHN	USE
SOF//SUC.S	Cemetery	EP	ML	SNH	USE/PA
SAN.M	AO-HF	F/HG	ML/R	SOF	XP
H-SR/P	RM-TPS	FF	O	SP	UNKNOWN
H-HS	AOH	FOF	OR	SS	
CP//SNH	C	FPF	P	SSF/CP	





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



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Historic Features



Historic Barns



National Register Sites

Trails, Parks and Conservation Areas



Trails



County Parks



Private Parks



Municipal Parks



State Parks

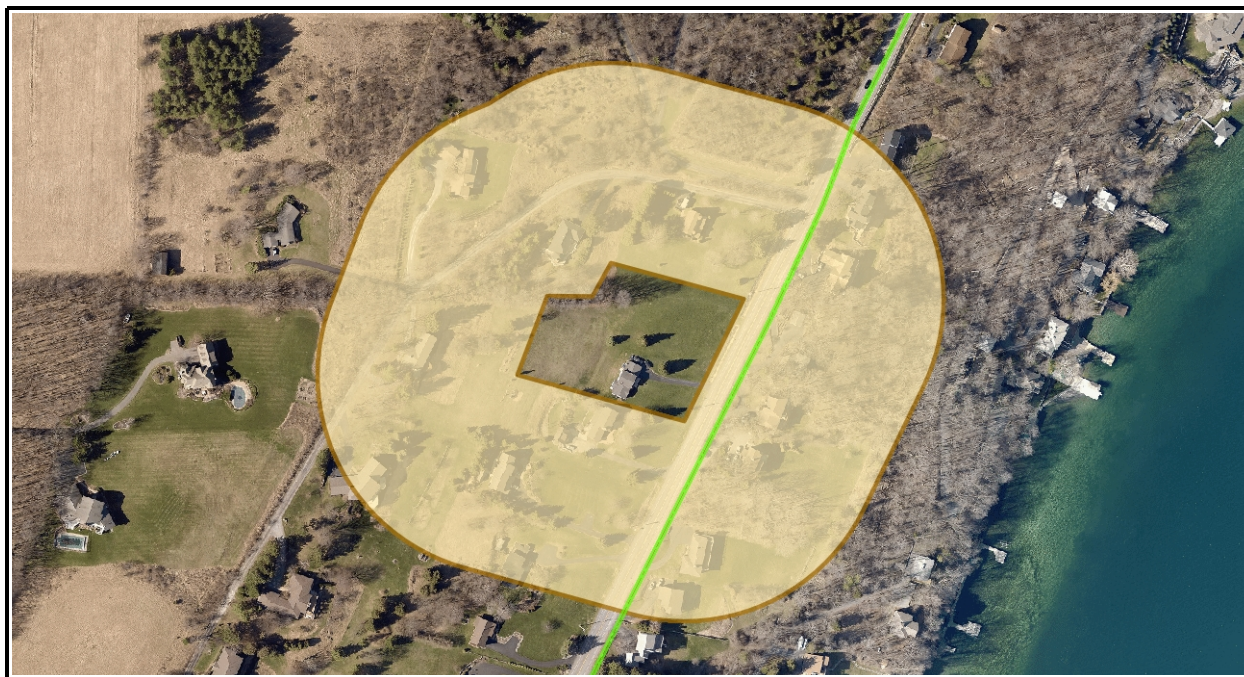


Conservation Areas





Telecommunication Utilities



● Cell Towers — Fiber Optics — Municipal Fiber Ring

Environmental Concerns



Spills



Remediation Sites

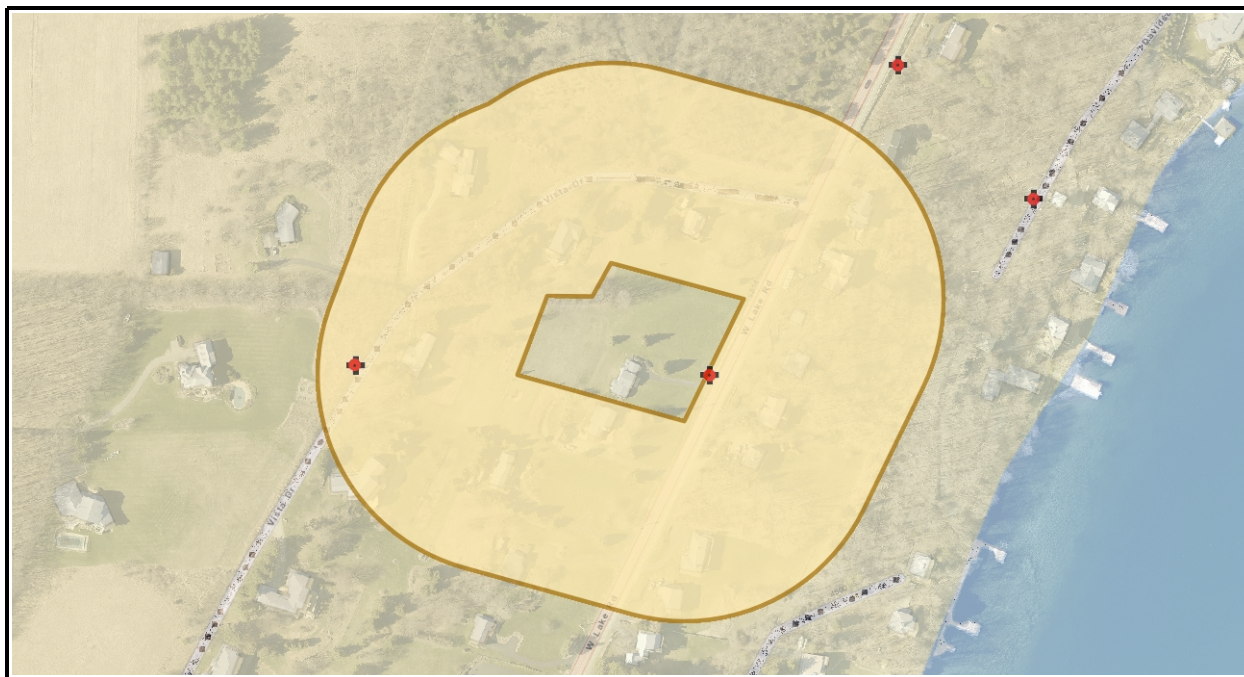


Bulk Storage



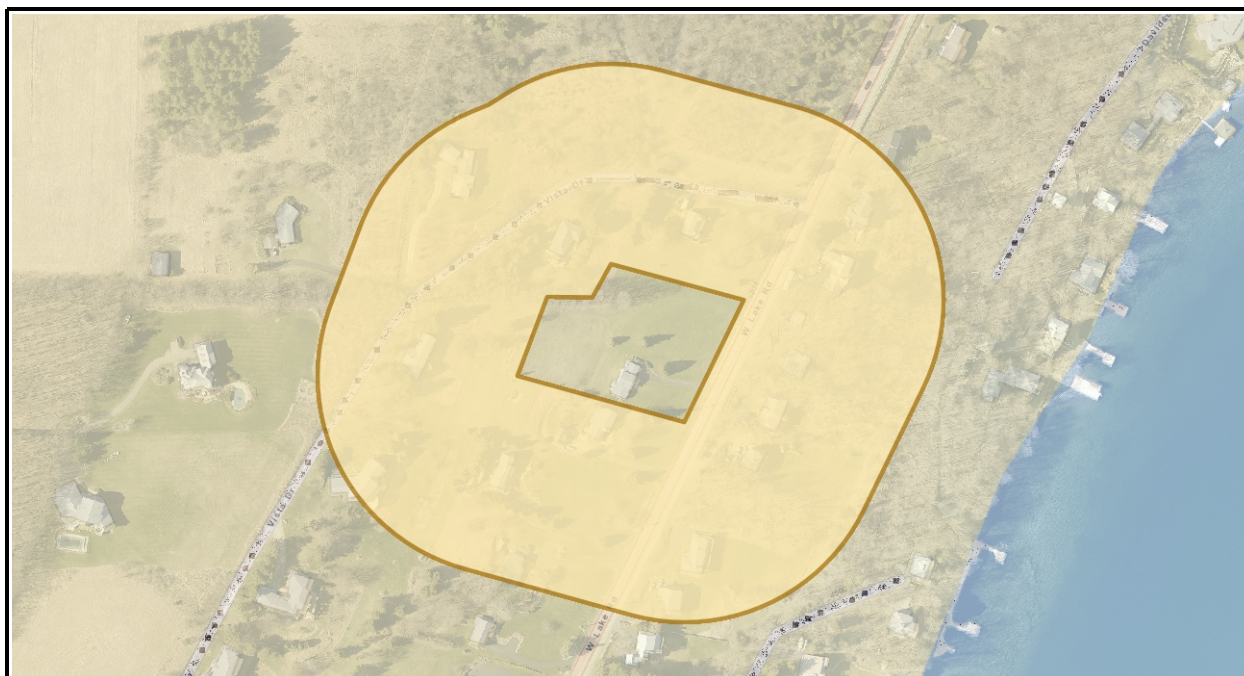


Water Infrastructure



✚ 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
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
Steep 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 GIS Program Office
Electric Providers	NYS GIS Program Office





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/Mt 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
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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





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		

Project ID: T_CANAND_2020_FEB_10

Community: ex: Town of Victor



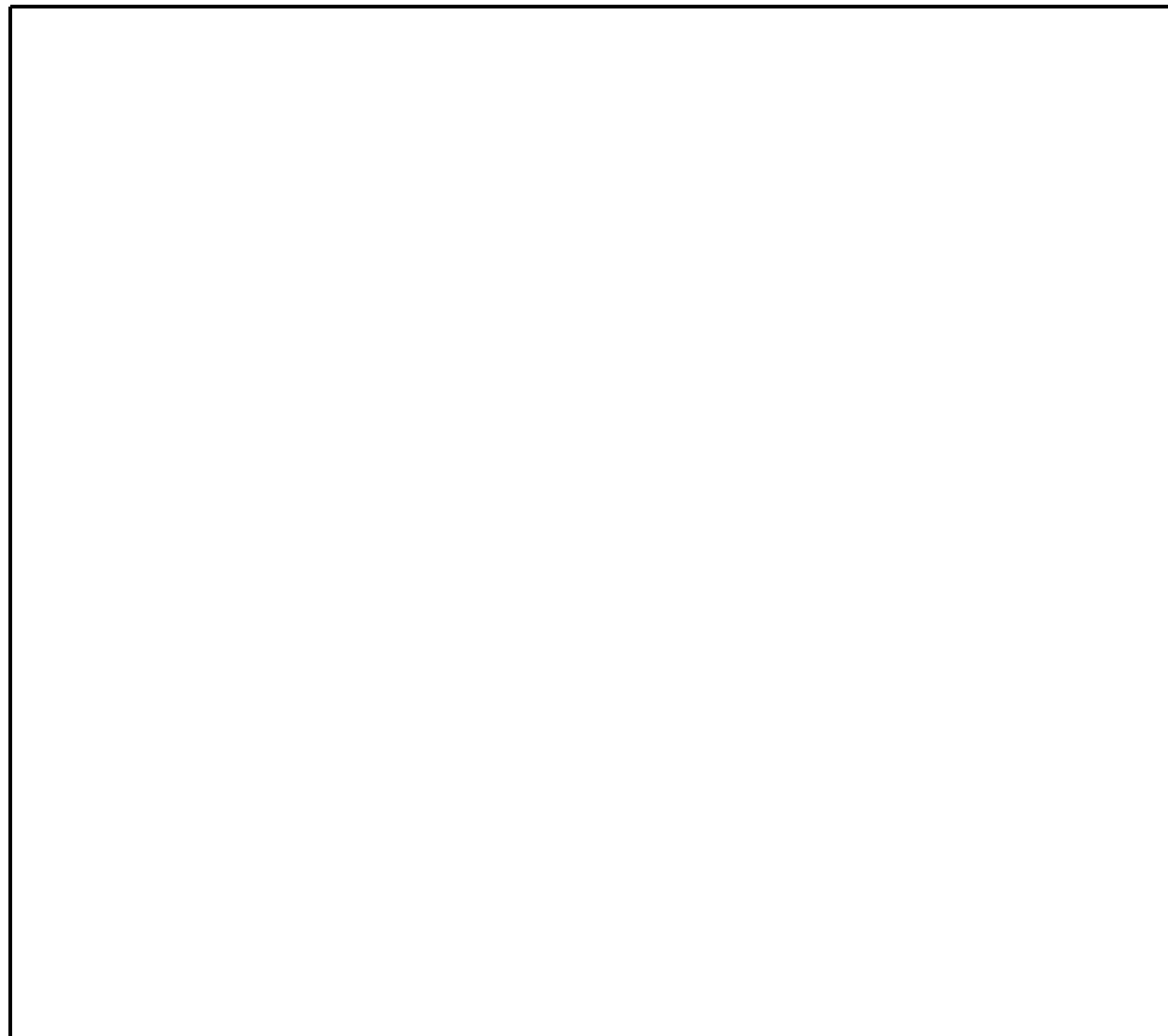




PROJECT AREA SUMMARY

Local Zoning

Zoning Type	Description	% Area
Town of Canandaigua Zoning	AR-2 - Agricultural Rural Residential - 2 Acre Lot	4.6%
Town of Canandaigua Zoning	R-1-30 - Residential - 30,000 Sq. Ft. Lot	91.9%
Town of Canandaigua Zoning	RLD - Residential Lakeshore District	3.5%



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.

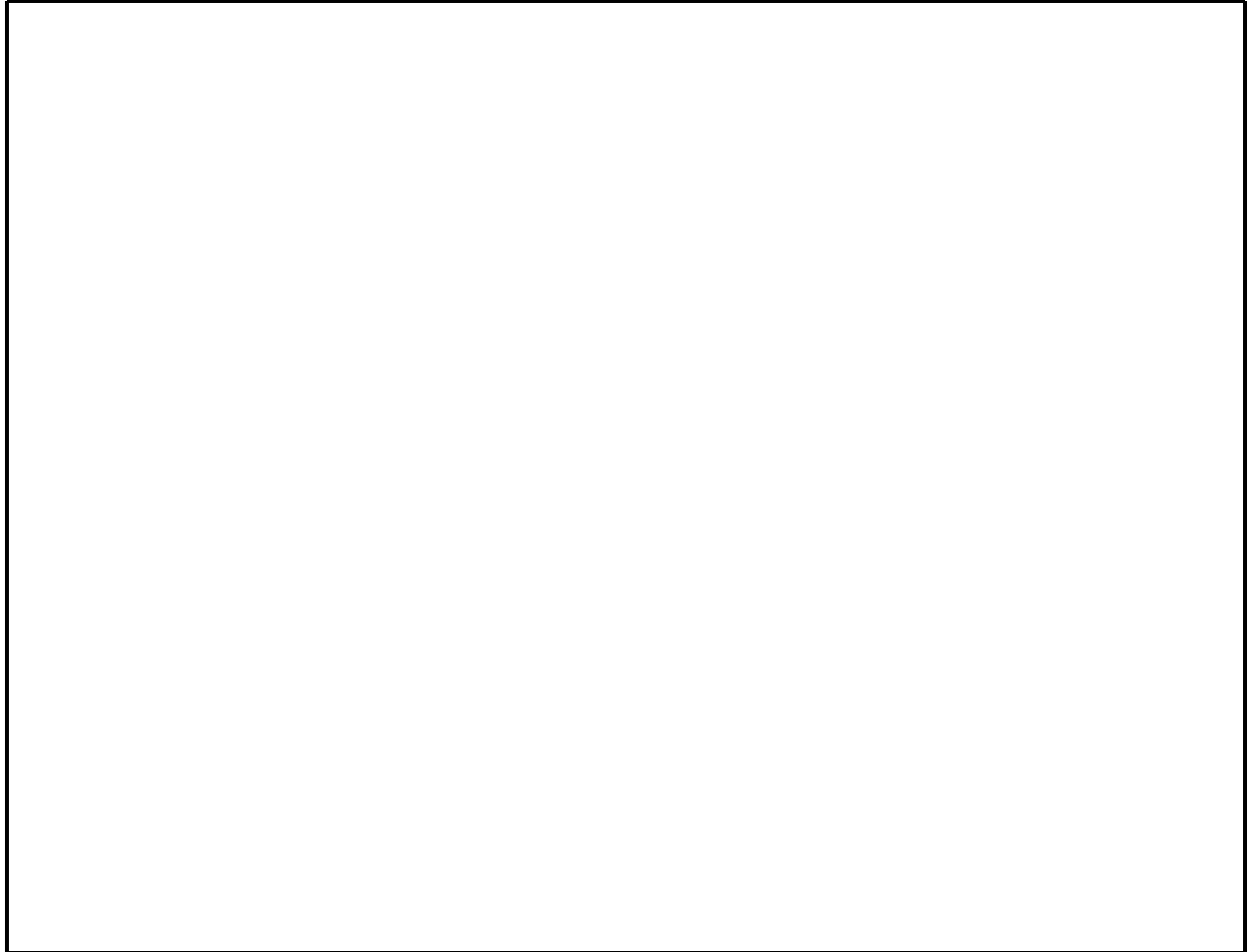




Easements

SPECIAL NOTE: *Easements are in development and NOT completed or deed verified!*

Easement Types



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





ENVIRONMENTAL FEATURES

Ecological Communities

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

Ecological Community Type	% Coverage	Acres
Mowed Lawn	255.938%	48.9
Successional Northern Hardwoods	44.062%	8.4

NYS DEC Wetlands

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

Wetland Type	% Coverage	Acres
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National Wetland Inventory

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

Wetland Type	% Coverage	Acres
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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
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Ontario County Planning Board Exploratory Summary

USGS HUC 12 Watersheds

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

HUC 12 Watershed Name	% Coverage	Acres
Deep Run-Canadaigua Lake	300.0%	57.3

Property Drainage to USGS Permanent ("Blue Line") Streams

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

New York State Primary Aquifers

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

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

Agricultural District

District: Contact: NYS Agricultural District Program





Percent Slope

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

Slope Category	% Coverage
Category 1 - Little or no slope: 0-3% gradient	8.7%
Category 2 - Gentle slope: 4-9% gradient	27.3%
Category 3 - Moderate slope: 10-15% gradient	75.4%
Category 4 - Steep slope: 16-30% gradient	149.6%
Category 5 - Extremely steep slope: 31-60% gradient	38.9%

Rare Plants and Animals

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

None

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
Lansing silt loam, 15 to 25 percent slopes	147.9%	28.250
Darien silt loam, 8 to 15 percent slopes	92.0%	17.570
Ontario, Honeoye and Lansing soils, 35 to 55 percent slopes	48.7%	9.300
Lansing silt loam, 8 to 15 percent slopes	11.3%	2.160

SOIL DESCRIPTION: Lansing silt loam, 15 to 25 percent slopes**Farmland Importance:** Not prime farmland**Soil Symbol:** 108D**Erodibility:** High**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201**Hydrologic Soil Group:** B**Permeability:** Moderately High**SOIL DESCRIPTION:** Darien silt loam, 8 to 15 percent slopes**Farmland Importance:** Farmland of statewide importance**Soil Symbol:** 71C**Erodibility:** High**Hydric Classification:** Partially Hydric**Depth to Water Table (cm):** 33**Hydrologic Soil Group:** C/D**Permeability:** Moderately High**SOIL DESCRIPTION:** Ontario, Honeoye and Lansing soils, 35 to 55 percent slopes**Farmland Importance:** Not prime farmland**Soil Symbol:** 118F**Erodibility:** Medium**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201**Hydrologic Soil Group:** C**Permeability:** Moderately High**SOIL DESCRIPTION:** Lansing silt loam, 8 to 15 percent slopes**Farmland Importance:** Farmland of statewide importance**Soil Symbol:** 108C**Erodibility:** High**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201**Hydrologic Soil Group:** B**Permeability:** Moderately High



CULTURAL FEATURES

National Register Sites

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

Site Name	Number	Date
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Historic Barns

Contact: Municipal Historian / Ontario County Planning Department

Archaeological Impact

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

None

INFRASTRUCTURE

Special Districts

Water: Canandaigua Consolidated Water District Drainage:

Sewer: Canandaigua Lake County Sewer District Lighting:

TeleCommunication

Telephone Providers: Finger Lakes Technology Group
Frontier Telephone of Rochester

Utility Providers

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

OTHER PARCELS IMPACTED

Tax Map ID	Address	Community
140.07-1-52.000	4545 Vista Dr	Town of Canandaigua
126.20-1-19.000	4490 Co Rd 16	Town of Canandaigua
126.20-1-20.000	4536 Vista Dr	Town of Canandaigua
140.07-1-17.100	4545 Co Rd 16	Town of Canandaigua
140.07-1-13.100	4553 Co Rd 16	Town of Canandaigua
140.07-1-7.120	4553 Vista Dr	Town of Canandaigua
140.07-1-1.000	4535 Vista Dr	Town of Canandaigua
140.07-1-7.110	4536 Co Rd 16	Town of Canandaigua
140.07-1-8.100	4550 Co Rd 16	Town of Canandaigua
140.07-1-6.100	4530 Co Rd 16	Town of Canandaigua
140.07-1-22.200	4561 Steep Dr	Town of Canandaigua
126.20-1-15.112	4533 Co Rd 16	Town of Canandaigua
126.20-1-17.100	Co Rd 16	Town of Canandaigua
140.07-1-2.000	4531 Vista Dr	Town of Canandaigua
126.20-1-21.000	4538 Vista Dr	Town of Canandaigua
140.07-1-16.000	4547 Co Rd 16	Town of Canandaigua





Ontario County Planning Board Exploratory Summary

140.07-1-15.000	4549 Co Rd 16	Town of Canandaigua
126.20-1-15.113	4521 Co Rd 16	Town of Canandaigua
126.00-1-44.400	4495 Middle Cheshire Rd	Town of Canandaigua
140.07-1-12.000	4555 Co Rd 16	Town of Canandaigua
140.07-1-3.100	4514 Co Rd 16	Town of Canandaigua
126.20-1-18.000	4480 Co Rd 16	Town of Canandaigua
126.20-1-15.114	4517 Co Rd 16	Town of Canandaigua
140.07-1-19.100	4545 Davidson Landing Dr	Town of Canandaigua
126.20-1-14.100	4539 Davidson Landing Dr	Town of Canandaigua
140.07-1-22.100	4575 Steep Dr	Town of Canandaigua
140.07-1-5.100	4526 Co Rd 16	Town of Canandaigua
140.07-1-49.200	4563 Vista Dr	Town of Canandaigua





DETAILED MAPS

Soil Types

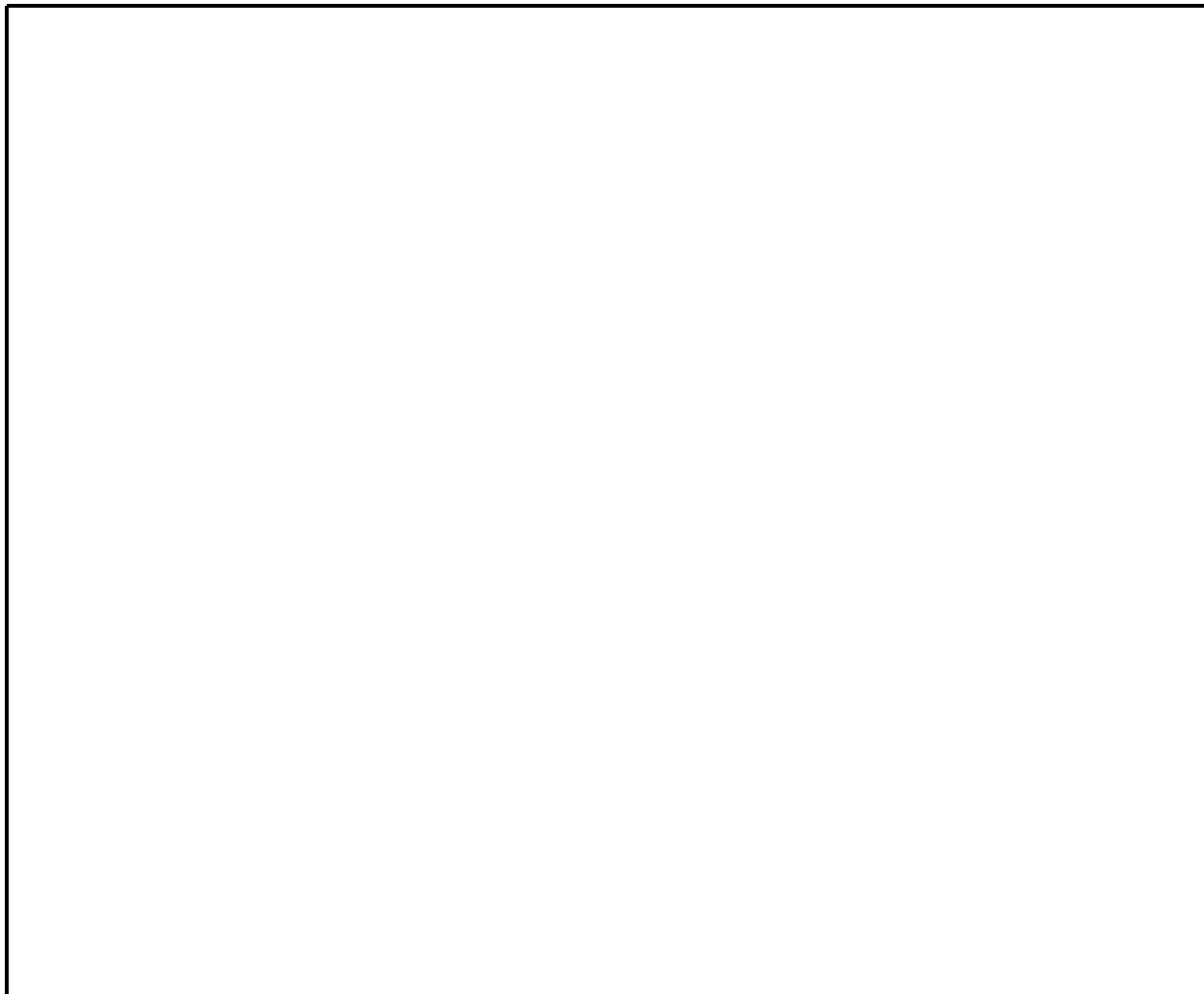


USDA NRCS Soil Survey





Soil - Farmland Importance

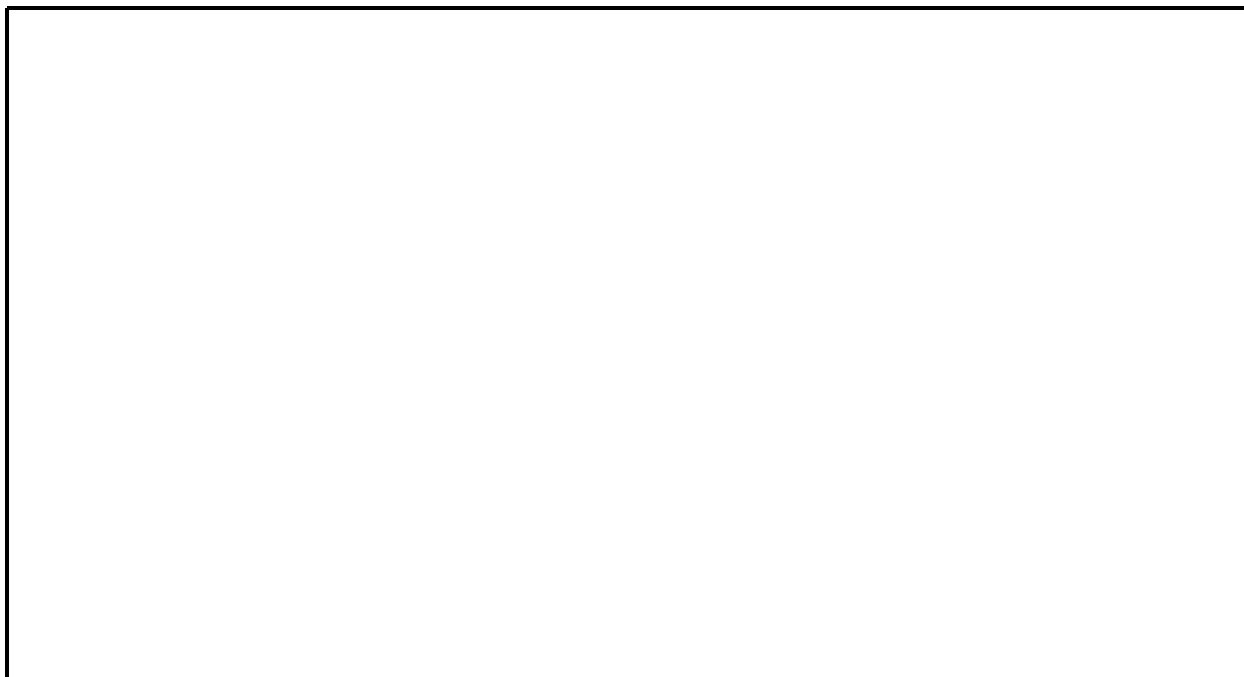


	All areas are prime farmland		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Farmland of unique importance		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Farmland of local importance		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Prime farmland if drained		Not prime farmland
	Prime farmland if protected from flooding or not frequently flooded during the growing season		Not rated or not available
	Prime farmland if irrigated		
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		
	Prime farmland if irrigated and drained		












Soil - Hydric Classification



 All Hydric  Not Hydric  Partially Hydric  Unknown Hydric

Soil - Hydrological Soil Group

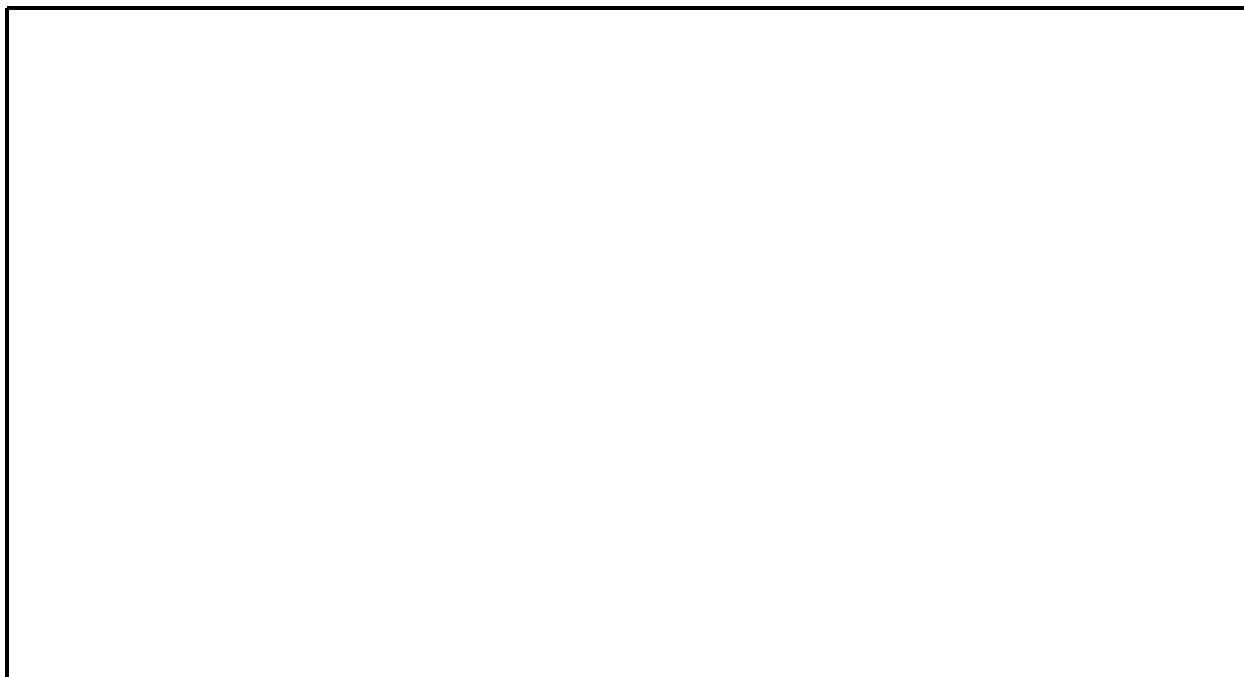


 A  A/D  B  B/D  C  C/D  D



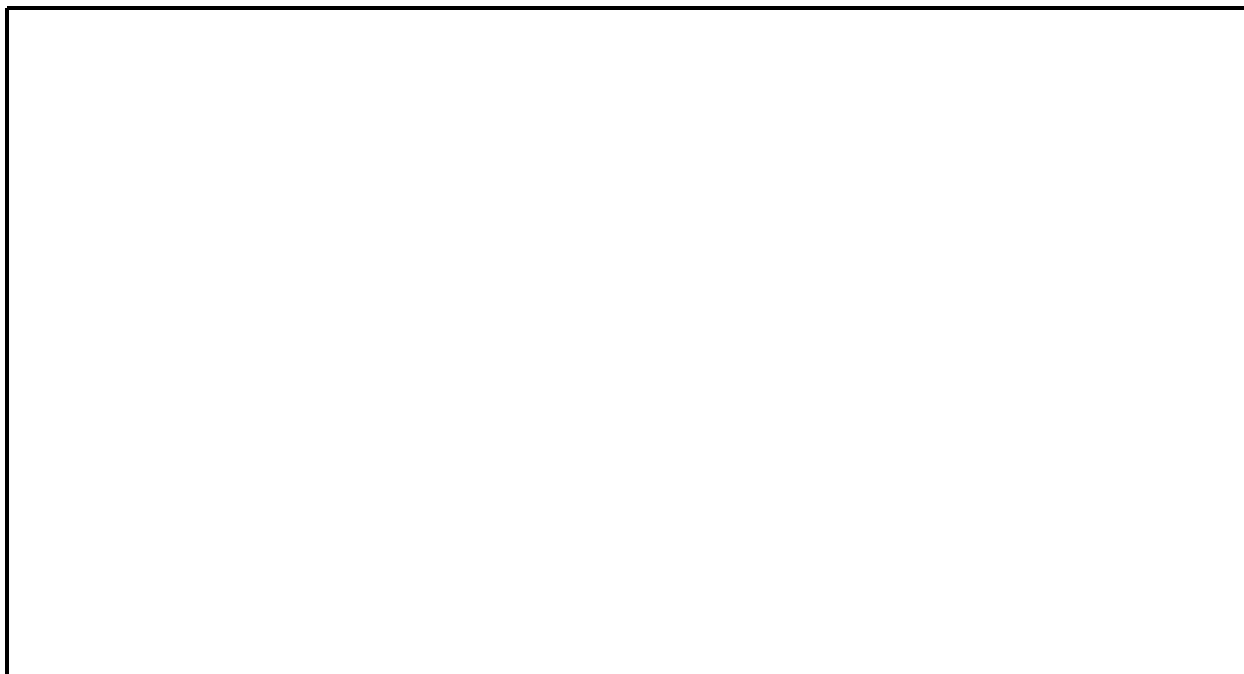


Soil - Erodibility Potential



Low Medium High Very High Unknown

Percent Slope

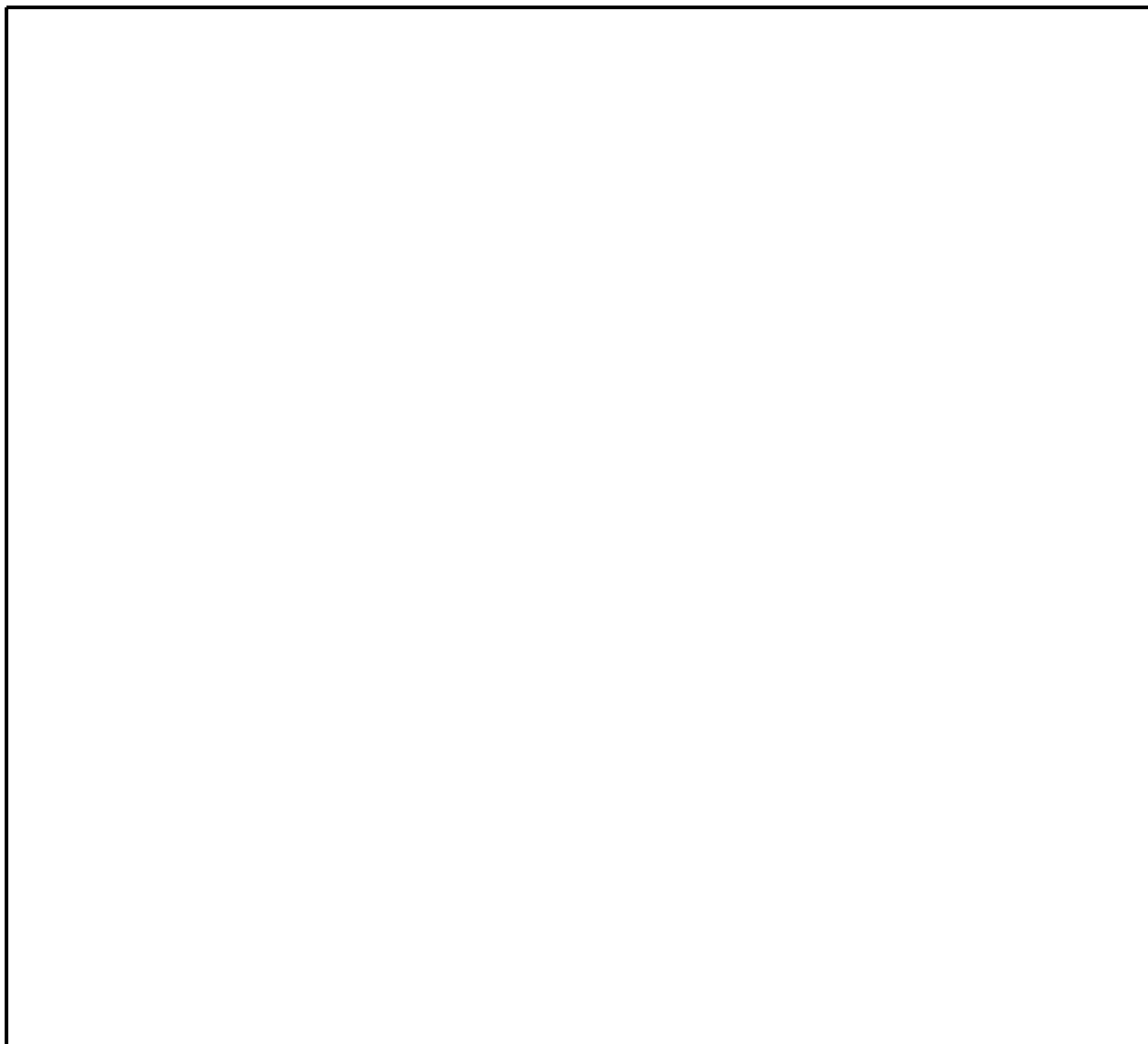


Little or no slope: 0-3% gradient Steep slopes: 16-30% gradient
Gentle slopes: 4-9% gradient Extremely steep slopes: 31-60% gradient
Moderate slopes: 10-15% gradient Excessively steep slopes: > 60% gradient





Ecological Communities

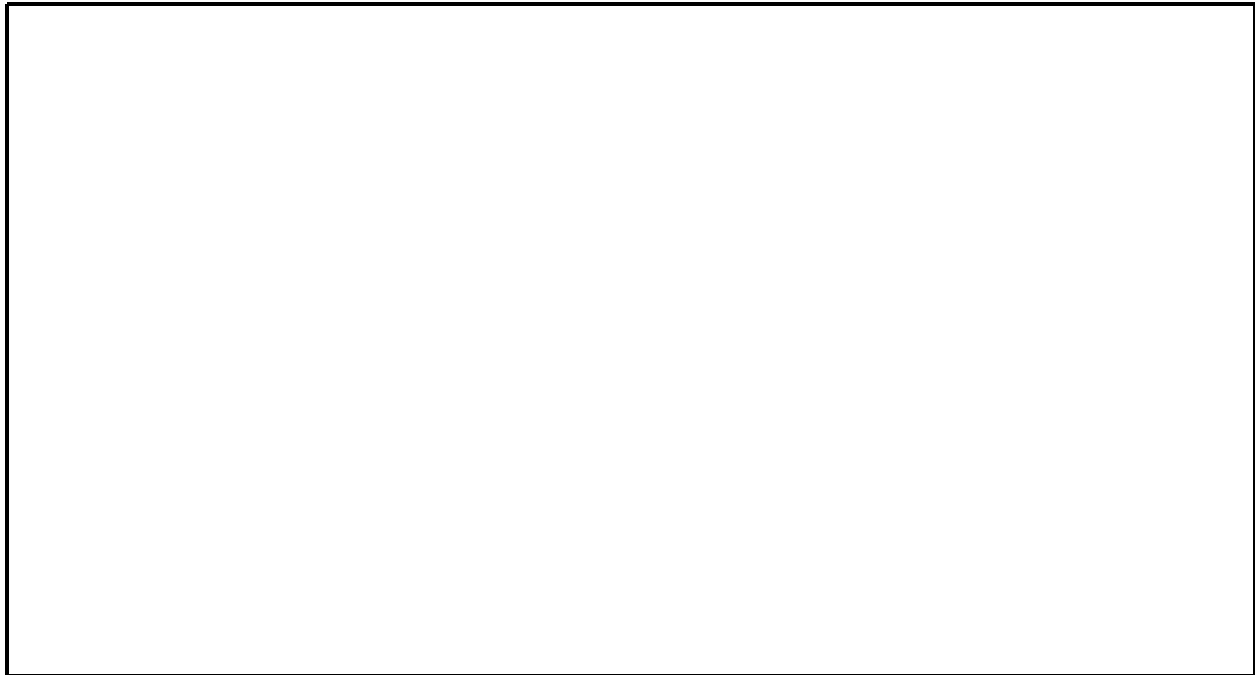


GM/A	SUC.S//CP	C/RMS	FPT	PA	SSH
SOF//CP	PR/P	CP	FP/AP	RSE	STP
MLWT	SUC.S//SNH	CR	GM	SEM	SUC.S
UR/P	SM-AS	DEM	MAS	SHN	USE
SOF//SUC.S	Cemetery	EP	ML	SNH	USE/PA
SAN.M	AO-HF	F/HG	ML/R	SOF	XP
H-SR/P	RM-TPS	FF	O	SP	UNKNOWN
H-HS	AOH	FOF	OR	SS	
CP//SNH	C	FPF	P	SSF/CP	






Wetlands and Streams



USGS 1:24K National Hydrography

 Major Streams

 Tributaries



NYS DEC Wetlands



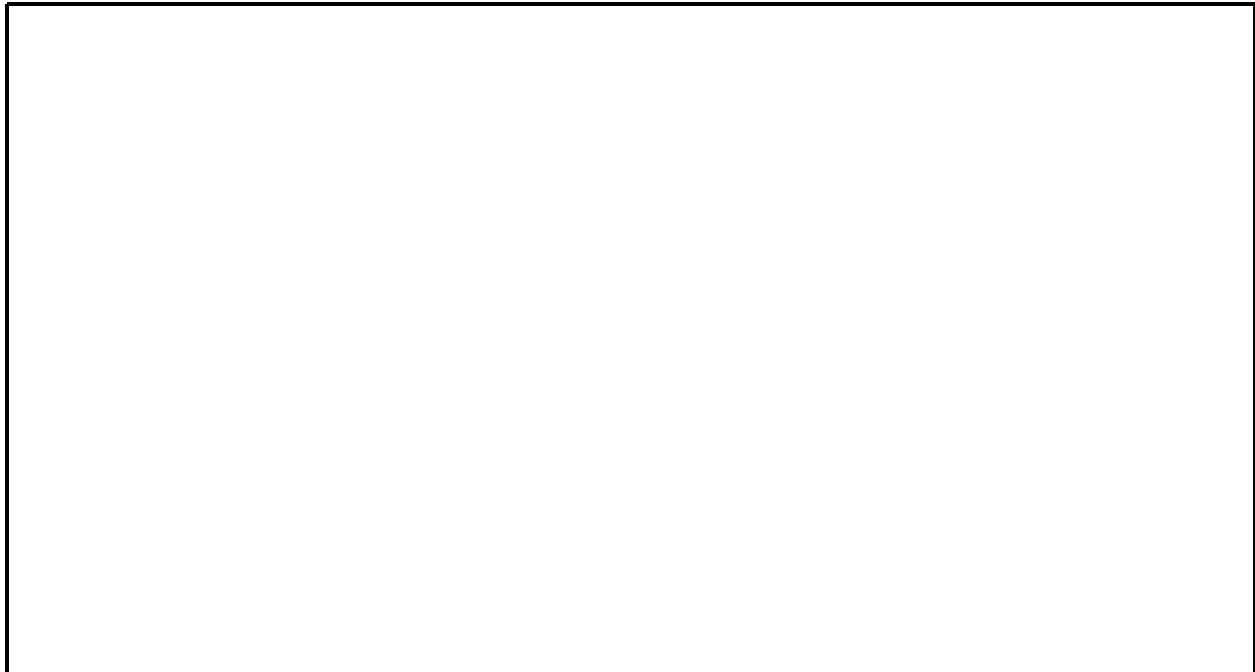
NYS DEC Wetlands: 100-Foot Buffer



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

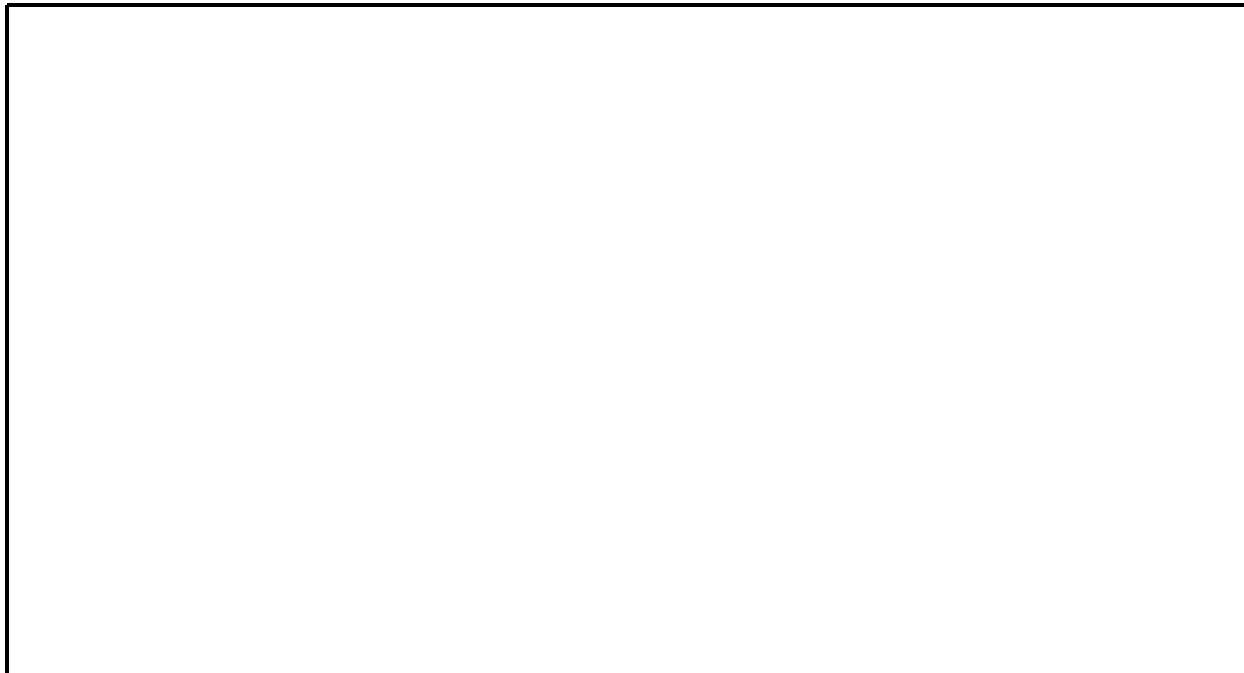


FEMA Flood Zones





Historic Features



Historic Barns



National Register Sites

Trails, Parks and Conservation Areas



Trails



County Parks



Private Parks



Municipal Parks



State Parks

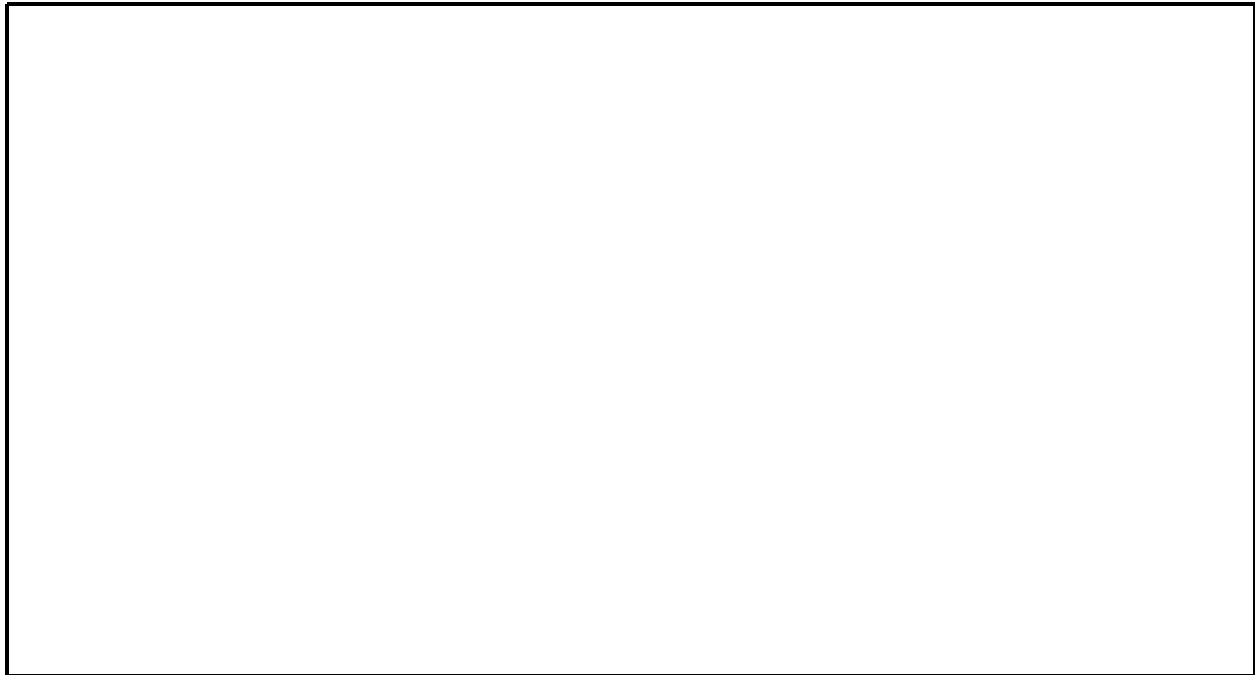


Conservation Areas



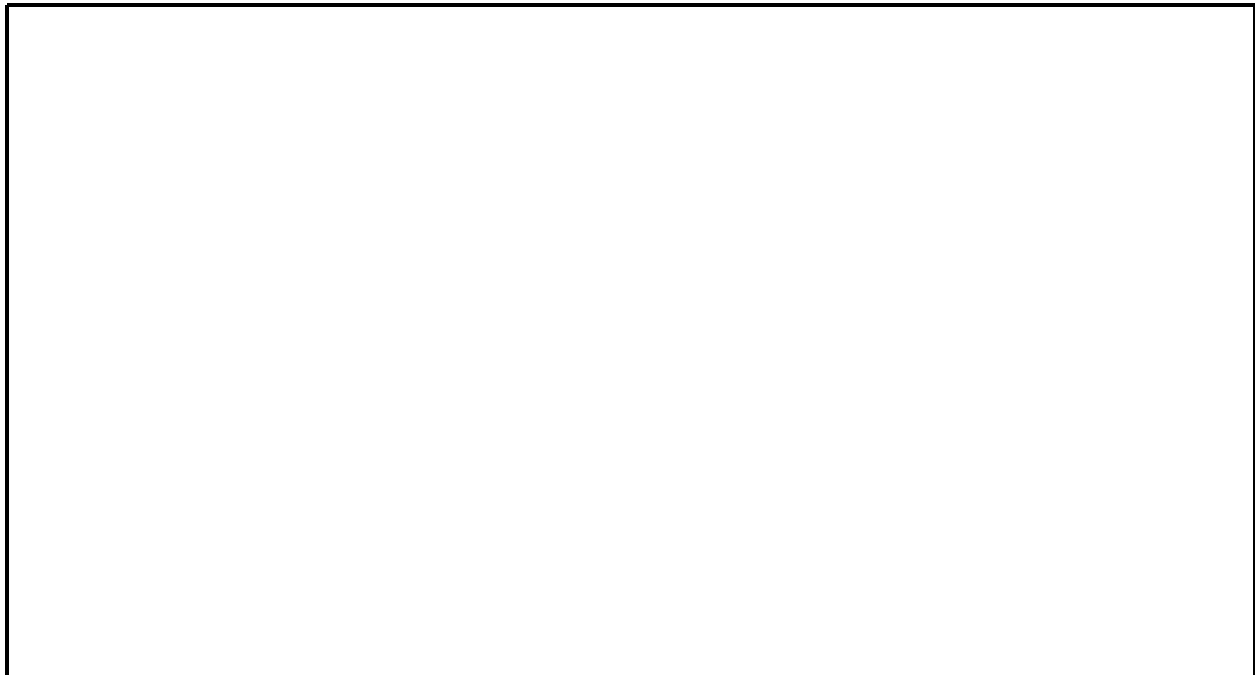


Telecommunication Utilities



● Cell Towers — Fiber Optics — Municipal Fiber Ring

Environmental Concerns



Spills



Remediation Sites

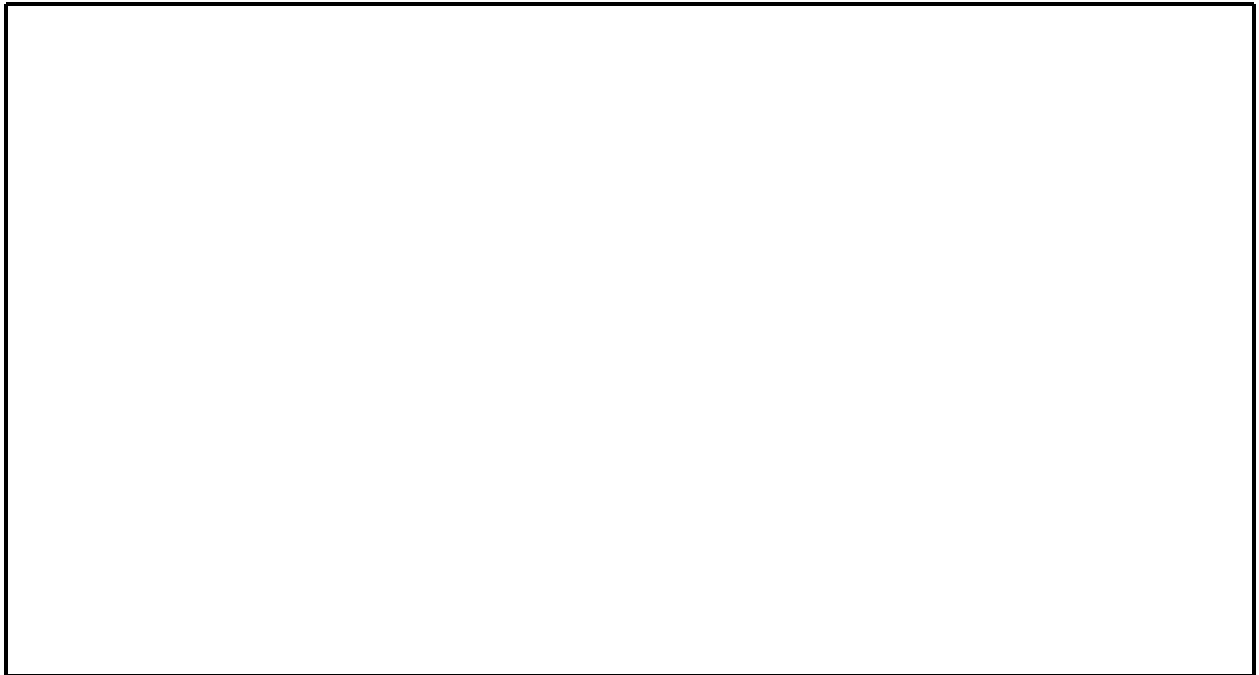


Bulk Storage



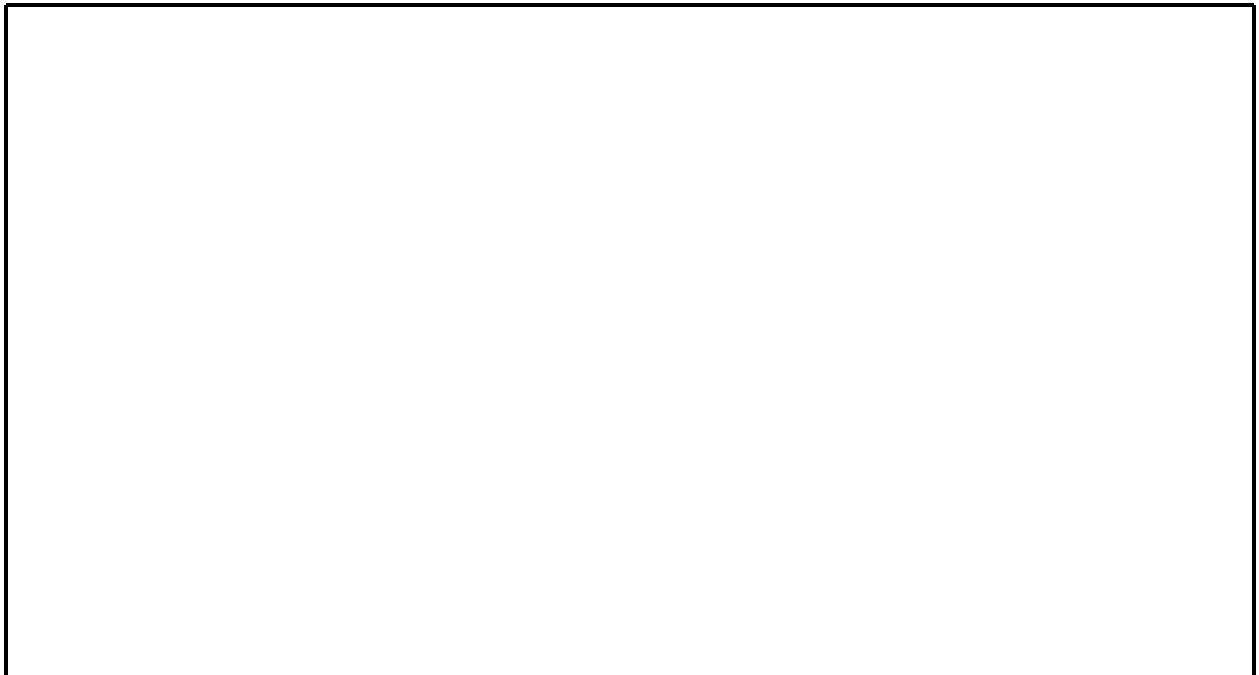


Water Infrastructure



✚ 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
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
Steep 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 GIS Program Office
Electric Providers	NYS GIS Program Office





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/Mrt 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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Report Created: 2/27/2020

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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
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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
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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





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

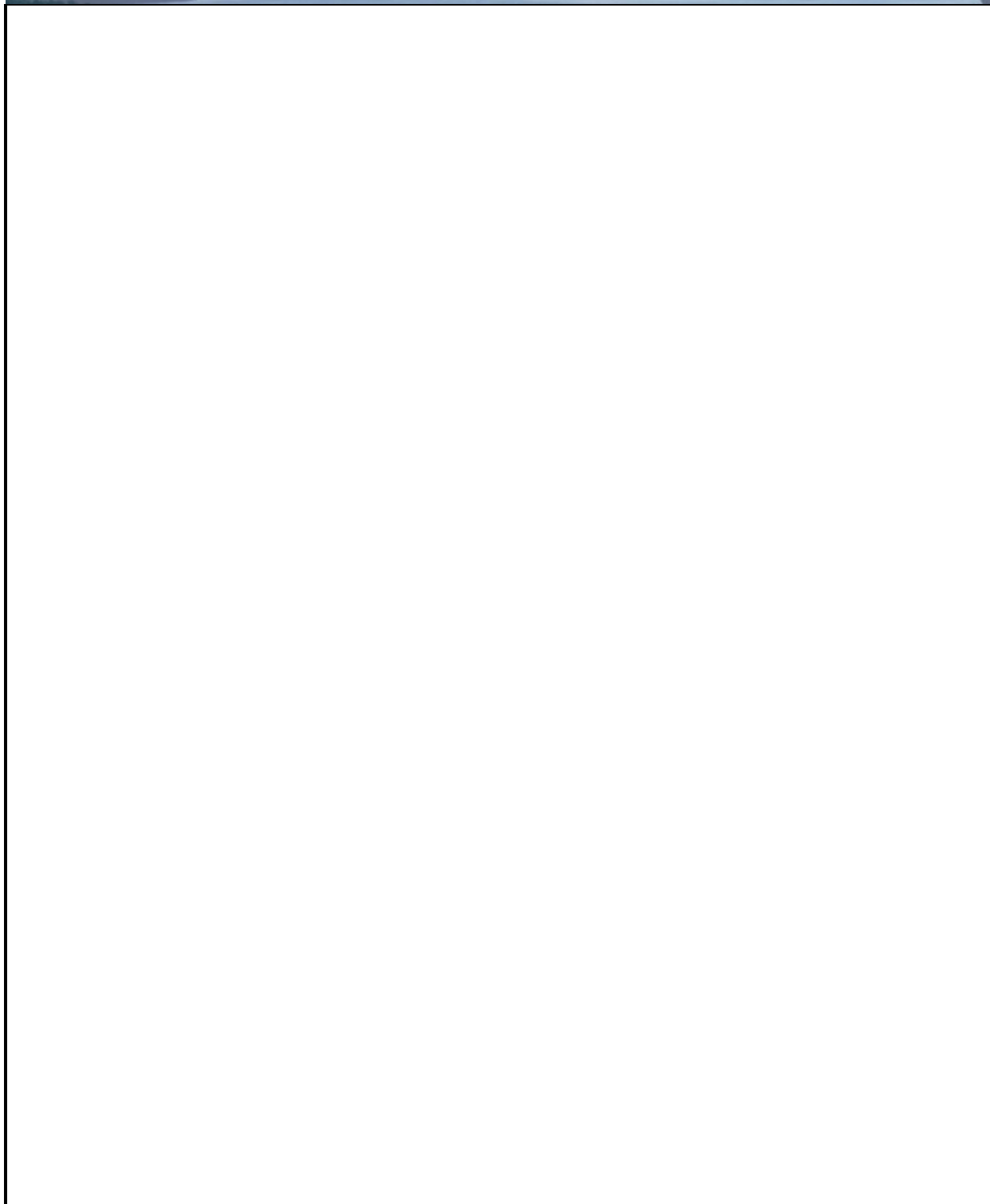
EASEMENT LEGEND

	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		

Project ID: T_CANAND_2020_FEB_10

Community: ex: Town of Victor



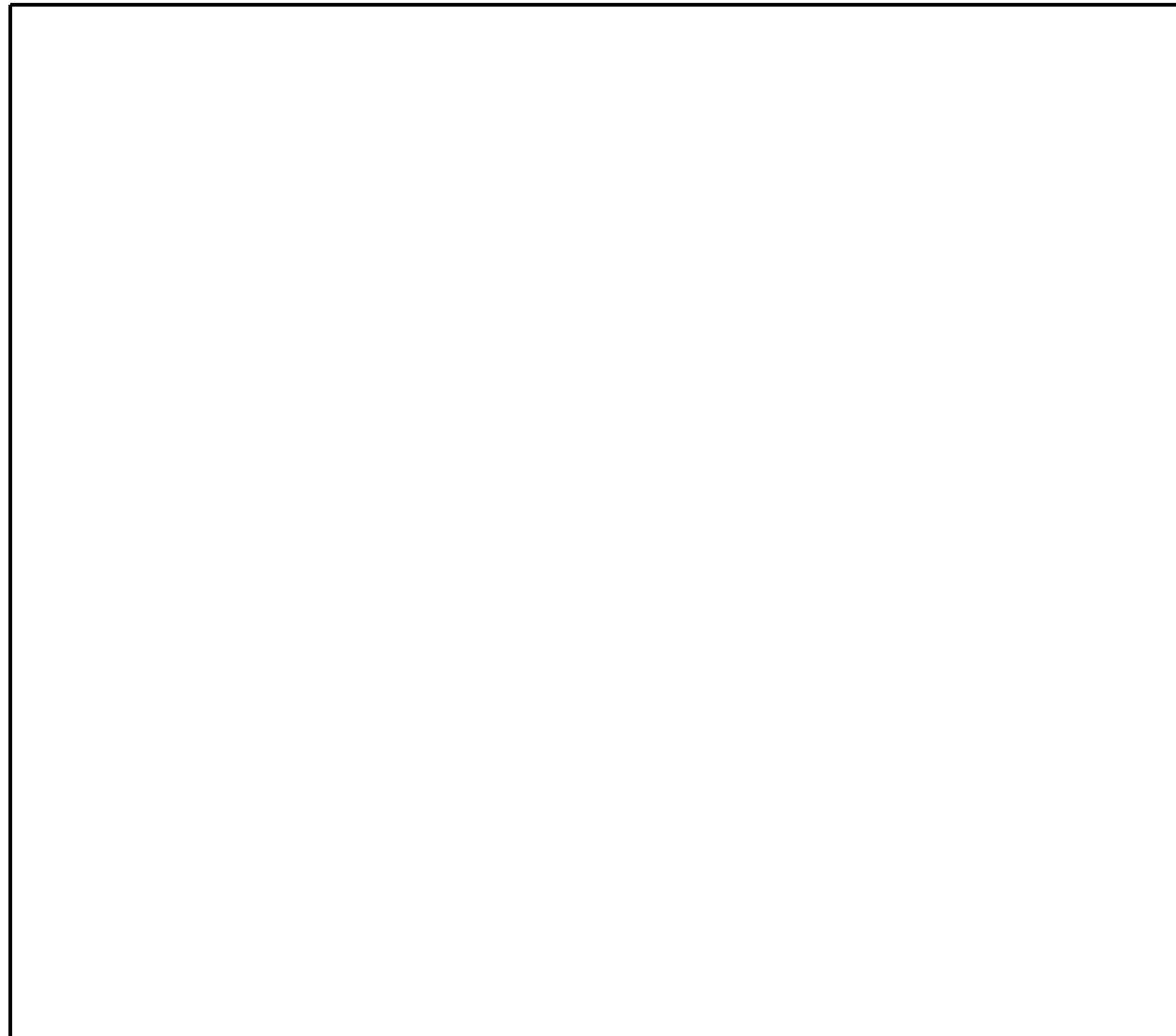




PROJECT AREA SUMMARY

Local Zoning

Zoning Type	Description	% Area
Town of Canandaigua Zoning	AR-2 - Agricultural Rural Residential - 2 Acre Lot	4.6%
Town of Canandaigua Zoning	R-1-30 - Residential - 30,000 Sq. Ft. Lot	91.9%
Town of Canandaigua Zoning	RLD - Residential Lakeshore District	3.5%



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.

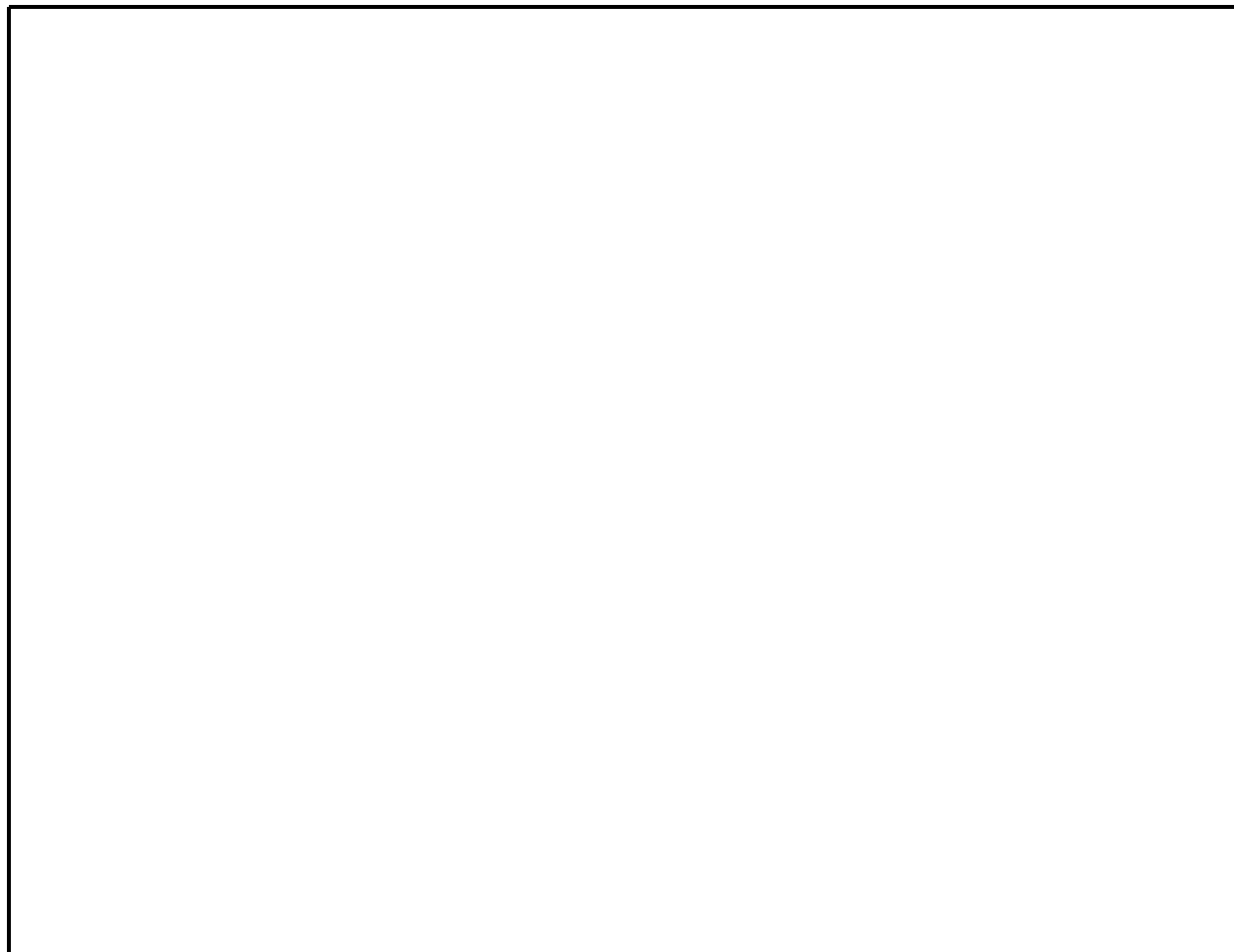




Easements

SPECIAL NOTE: Easements are in development and NOT completed or deed verified!

Easement Types



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





ENVIRONMENTAL FEATURES

Ecological Communities

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

Ecological Community Type	% Coverage	Acres
Mowed Lawn	255.938%	48.9
Successional Northern Hardwoods	44.062%	8.4

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
------------	------------	-------

FEMA Floodways

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

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





Ontario County Planning Board Exploratory Summary

USGS HUC 12 Watersheds

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

HUC 12 Watershed Name	% Coverage	Acres
Deep Run-Canadaigua Lake	300.0%	57.3

Property Drainage to USGS Permanent ("Blue Line") Streams

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

New York State Primary Aquifers

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

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

Agricultural District

District: Contact: NYS Agricultural District Program





Percent Slope

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

Slope Category	% Coverage
Category 1 - Little or no slope: 0-3% gradient	8.7%
Category 2 - Gentle slope: 4-9% gradient	27.3%
Category 3 - Moderate slope: 10-15% gradient	75.4%
Category 4 - Steep slope: 16-30% gradient	149.6%
Category 5 - Extremely steep slope: 31-60% gradient	38.9%

Rare Plants and Animals

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

Not Available

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
Lansing silt loam, 15 to 25 percent slopes	147.9%	28.250
Darien silt loam, 8 to 15 percent slopes	92.0%	17.570
Ontario, Honeoye and Lansing soils, 35 to 55 percent slopes	48.7%	9.300
Lansing silt loam, 8 to 15 percent slopes	11.3%	2.160

SOIL DESCRIPTION: Lansing silt loam, 15 to 25 percent slopes**Farmland Importance:** Not prime farmland**Soil Symbol:** 108D**Erodibility:** High**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201**Hydrologic Soil Group:** B**Permeability:** Moderately High**SOIL DESCRIPTION:** Darien silt loam, 8 to 15 percent slopes**Farmland Importance:** Farmland of statewide importance**Soil Symbol:** 71C**Erodibility:** High**Hydric Classification:** Partially Hydric**Depth to Water Table (cm):** 33**Hydrologic Soil Group:** C/D**Permeability:** Moderately High**SOIL DESCRIPTION:** Ontario, Honeoye and Lansing soils, 35 to 55 percent slopes**Farmland Importance:** Not prime farmland**Soil Symbol:** 118F**Erodibility:** Medium**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201**Hydrologic Soil Group:** C**Permeability:** Moderately High**SOIL DESCRIPTION:** Lansing silt loam, 8 to 15 percent slopes**Farmland Importance:** Farmland of statewide importance**Soil Symbol:** 108C**Erodibility:** High**Hydric Classification:** Not Hydric**Depth to Water Table (cm):** 201**Hydrologic Soil Group:** B**Permeability:** Moderately High



CULTURAL FEATURES

National Register Sites

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

Site Name	Number	Date
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Historic Barns

Contact: Municipal Historian / Ontario County Planning Department

Archaeological Impact

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

None

INFRASTRUCTURE

Special Districts

Water: Canandaigua Consolidated Water District Drainage:

Sewer: Canandaigua Lake County Sewer District Lighting:

TeleCommunication

Telephone Providers: Finger Lakes Technology Group
Frontier Telephone of Rochester

Utility Providers

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

OTHER PARCELS IMPACTED

Tax Map ID	Address	Community
140.07-1-52.000	4545 Vista Dr	Town of Canandaigua
126.20-1-19.000	4490 Co Rd 16	Town of Canandaigua
126.20-1-20.000	4536 Vista Dr	Town of Canandaigua
140.07-1-17.100	4545 Co Rd 16	Town of Canandaigua
140.07-1-13.100	4553 Co Rd 16	Town of Canandaigua
140.07-1-7.120	4553 Vista Dr	Town of Canandaigua
140.07-1-1.000	4535 Vista Dr	Town of Canandaigua
140.07-1-7.110	4536 Co Rd 16	Town of Canandaigua
140.07-1-8.100	4550 Co Rd 16	Town of Canandaigua
140.07-1-6.100	4530 Co Rd 16	Town of Canandaigua
140.07-1-22.200	4561 Steep Dr	Town of Canandaigua
126.20-1-15.112	4533 Co Rd 16	Town of Canandaigua
126.20-1-17.100	Co Rd 16	Town of Canandaigua
140.07-1-2.000	4531 Vista Dr	Town of Canandaigua
126.20-1-21.000	4538 Vista Dr	Town of Canandaigua
140.07-1-16.000	4547 Co Rd 16	Town of Canandaigua





Ontario County Planning Board Exploratory Summary

140.07-1-15.000	4549 Co Rd 16	Town of Canandaigua
126.20-1-15.113	4521 Co Rd 16	Town of Canandaigua
126.00-1-44.400	4495 Middle Cheshire Rd	Town of Canandaigua
140.07-1-12.000	4555 Co Rd 16	Town of Canandaigua
140.07-1-3.100	4514 Co Rd 16	Town of Canandaigua
126.20-1-18.000	4480 Co Rd 16	Town of Canandaigua
126.20-1-15.114	4517 Co Rd 16	Town of Canandaigua
140.07-1-19.100	4545 Davidson Landing Dr	Town of Canandaigua
126.20-1-14.100	4539 Davidson Landing Dr	Town of Canandaigua
140.07-1-22.100	4575 Steep Dr	Town of Canandaigua
140.07-1-5.100	4526 Co Rd 16	Town of Canandaigua
140.07-1-49.200	4563 Vista Dr	Town of Canandaigua





DETAILED MAPS

Soil Types



USDA NRCS Soil Survey





Soil - Farmland Importance

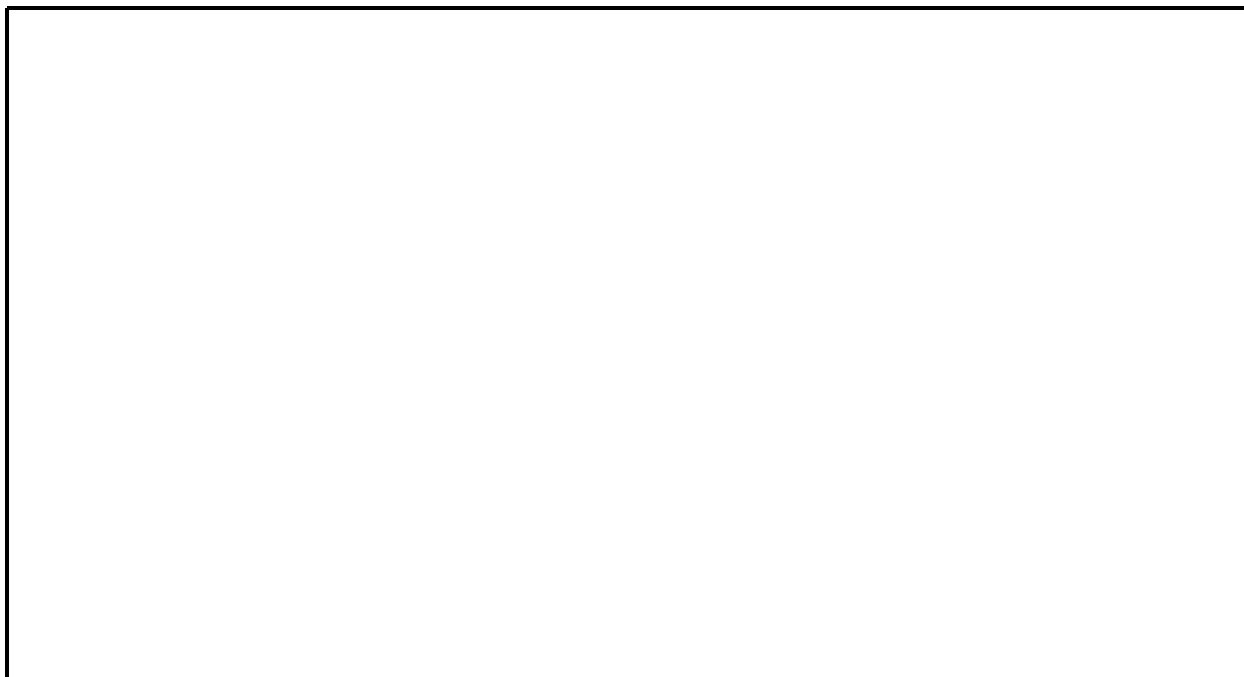


	All areas are prime farmland		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Farmland of unique importance		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Farmland of local importance		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Prime farmland if drained		Not prime farmland
	Prime farmland if protected from flooding or not frequently flooded during the growing season		Not rated or not available
	Prime farmland if irrigated		
	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		
	Prime farmland if irrigated and drained		









Soil - Hydric Classification



 All Hydric  Not Hydric  Partially Hydric  Unknown Hydric

Soil - Hydrological Soil Group

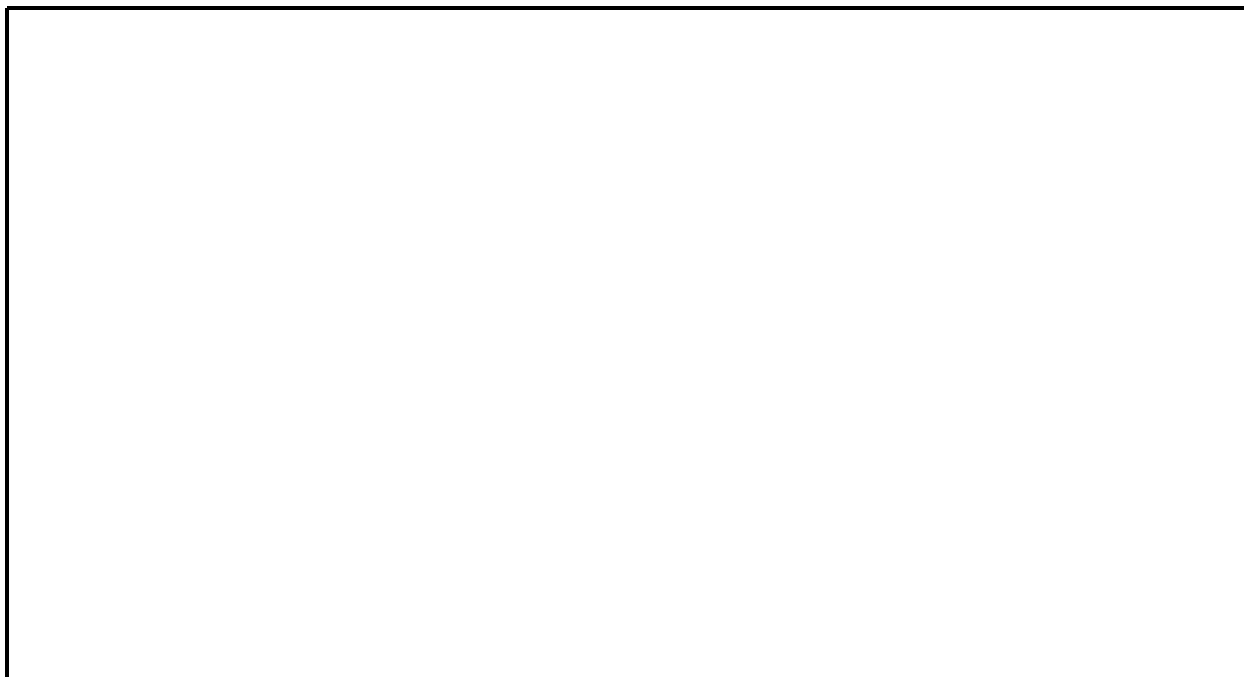


 A  A/D  B  B/D  C  C/D  D





Soil - Erodibility Potential



Low Medium High Very High Unknown

Percent Slope

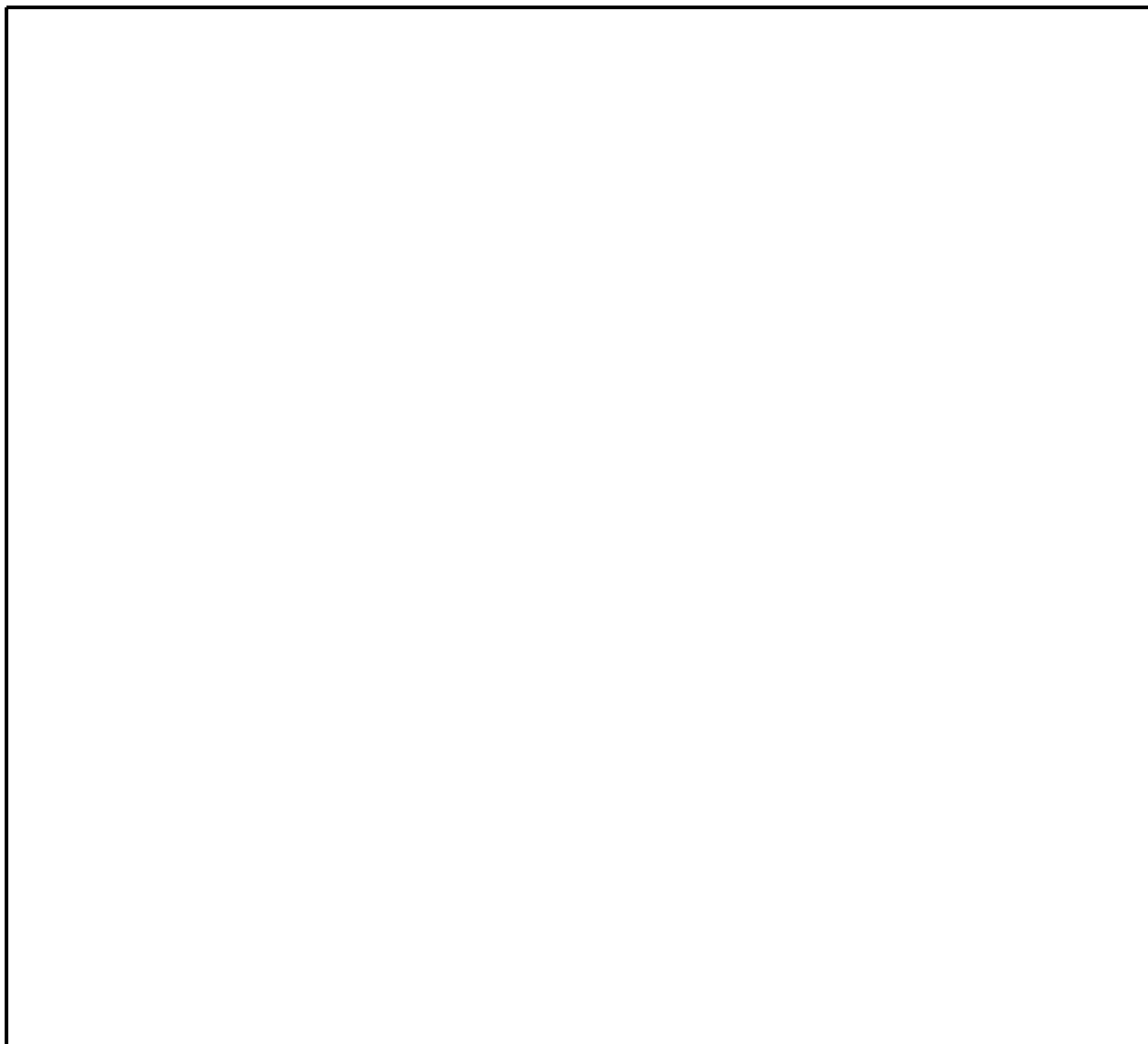


Little or no slope: 0-3% gradient Steep slopes: 16-30% gradient
Gentle slopes: 4-9% gradient Extremely steep slopes: 31-60% gradient
Moderate slopes: 10-15% gradient Excessively steep slopes: > 60% gradient





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



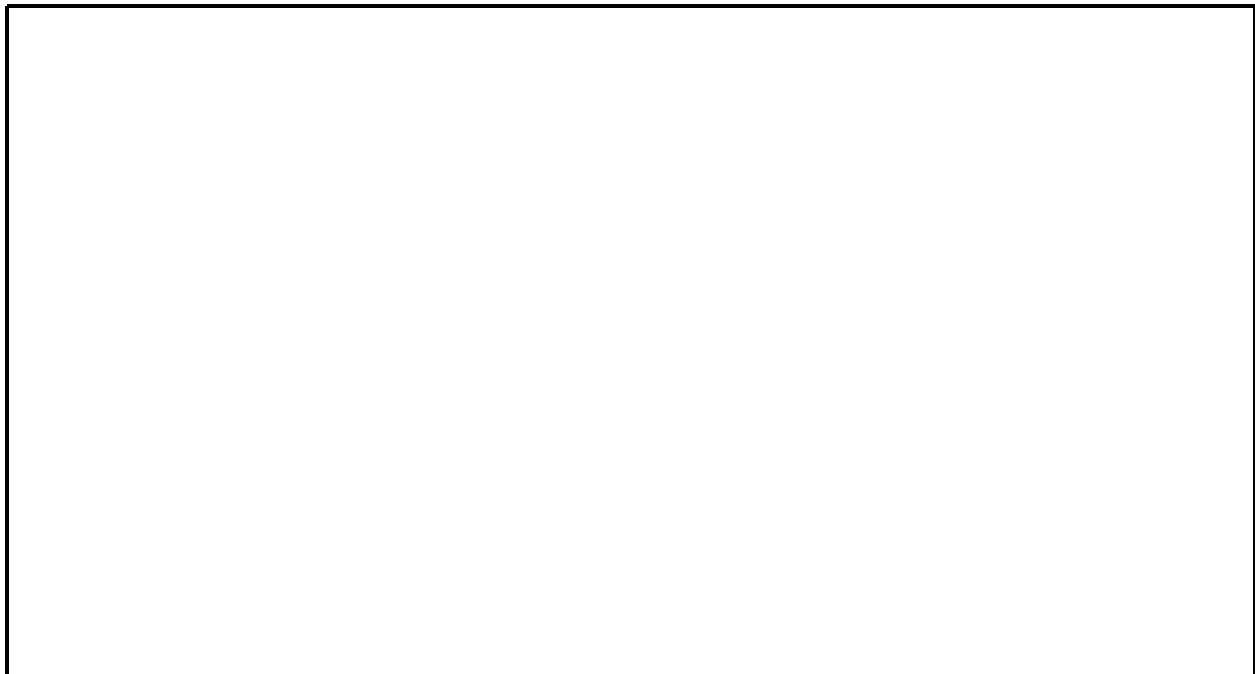
NYS DEC Wetlands: 100-Foot Buffer



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

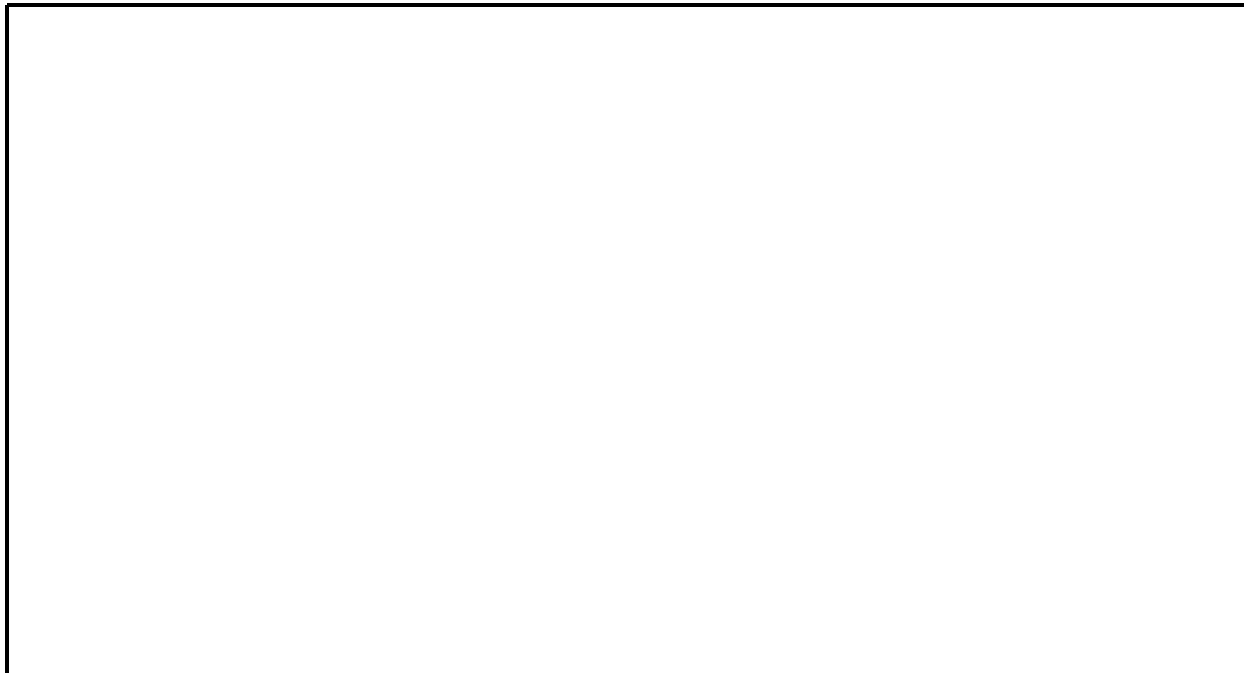


FEMA Flood Zones





Historic Features



Historic Barns



National Register Sites

Trails, Parks and Conservation Areas



Trails



County Parks



Private Parks



Municipal Parks



State Parks

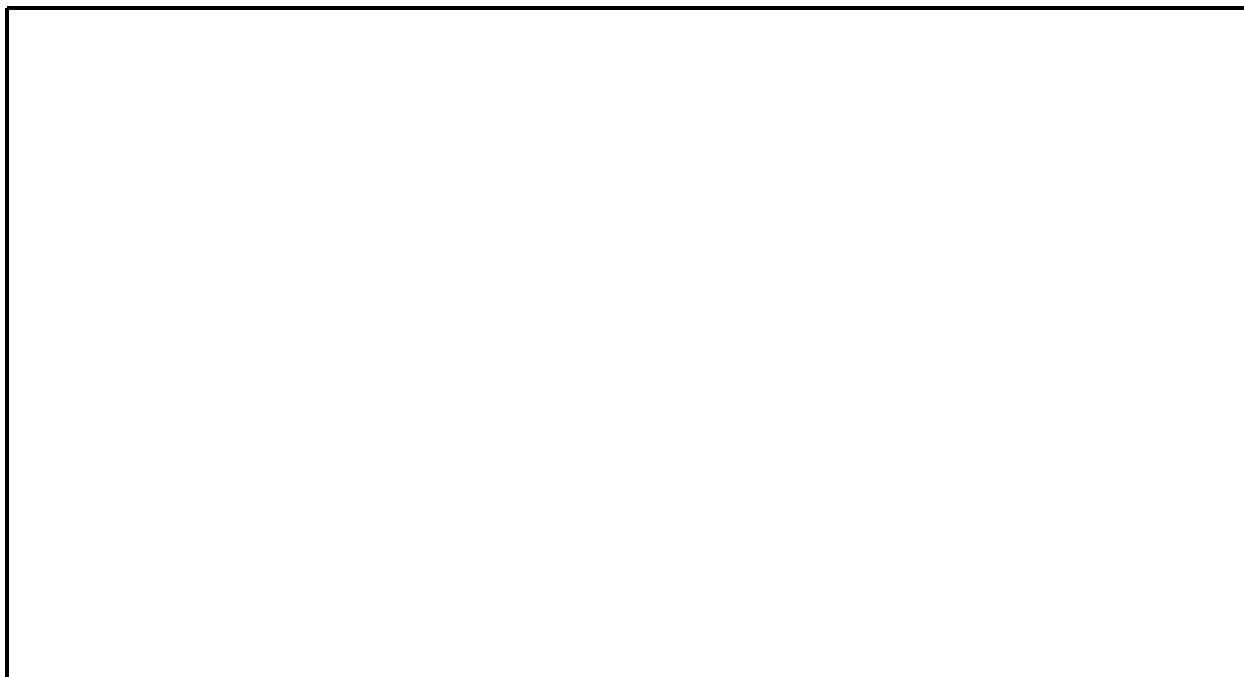


Conservation Areas



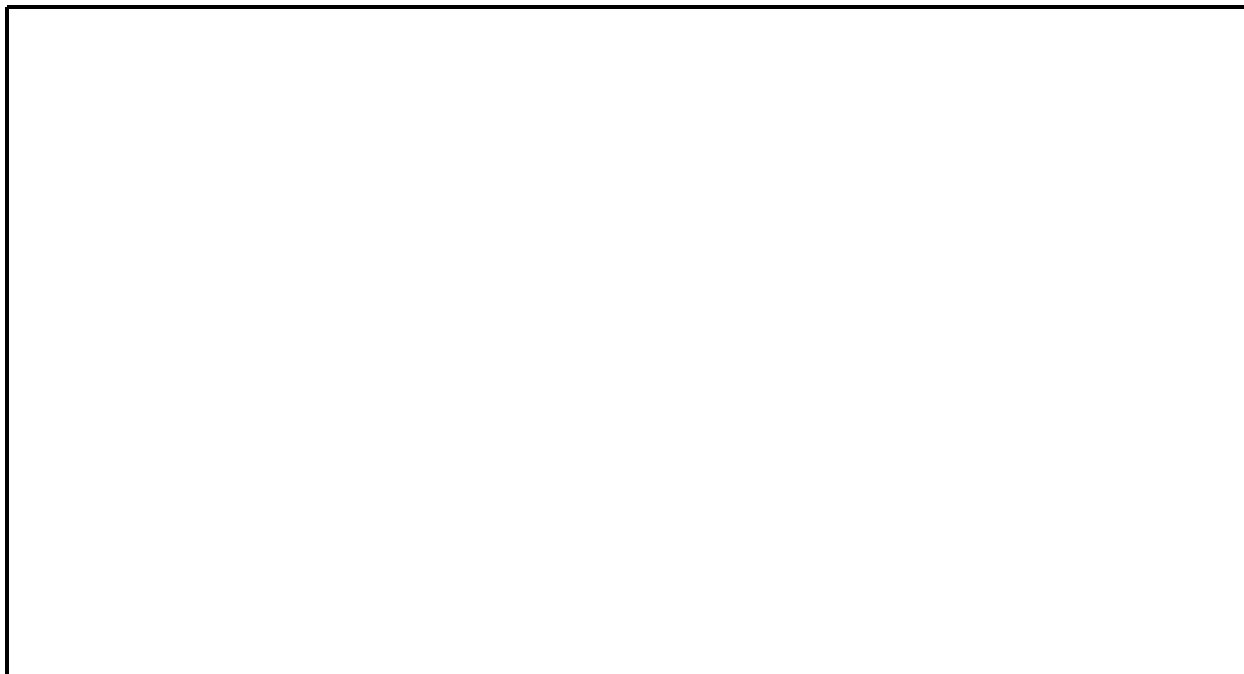


Telecommunication Utilities



● Cell Towers — Fiber Optics — Municipal Fiber Ring

Environmental Concerns



Spills



Remediation Sites

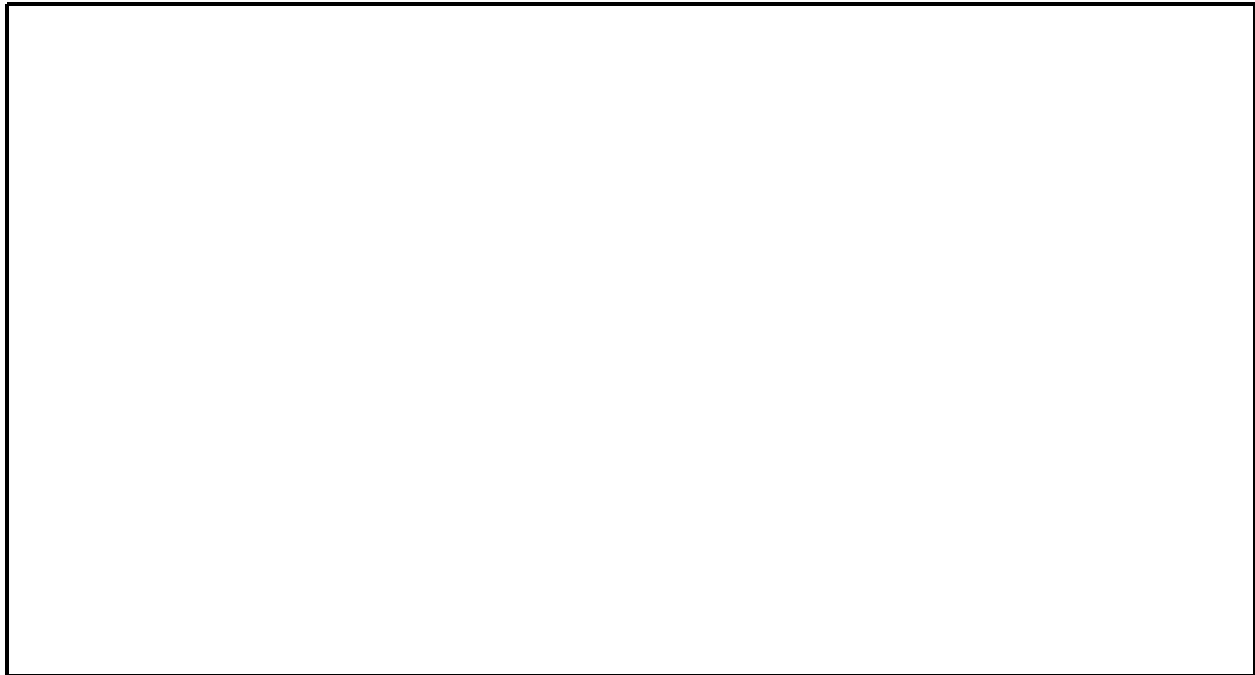


Bulk Storage



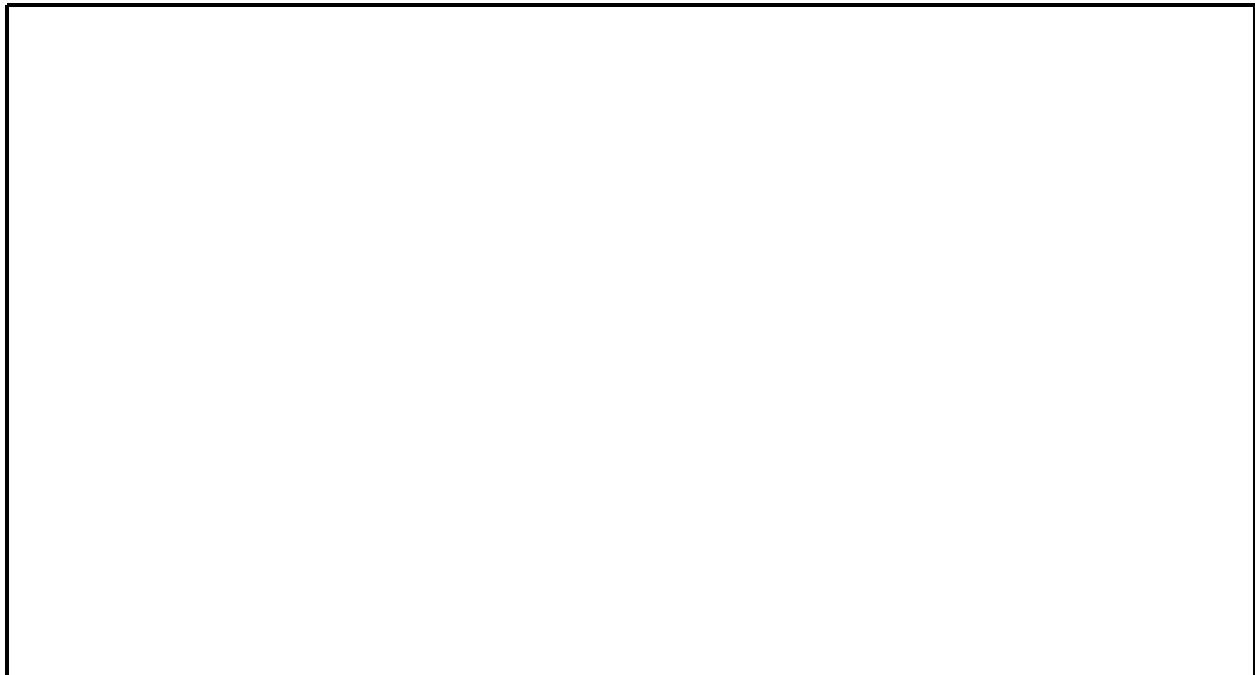


Water Infrastructure



✚ 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
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
Steep 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 GIS Program Office
Electric Providers	NYS GIS Program Office





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		INDUSTRIAL
SINGLE FAMILY RESIDENTIAL	RURAL 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/Mt 21 Overlay District	R-2 - Medium Density Residential
Town of Naples Steep Slopes		C-1 - Commercial
AG - Agricultural	R-1 - Low Density Residential	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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Report Created: 2/27/2020

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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





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		

