



**Project ID:** T\_CANAND\_2019\_NOV\_7

**Community:** Town of Canandaigua

**Project Tax Map Numbers:**

98.11-1-5.100

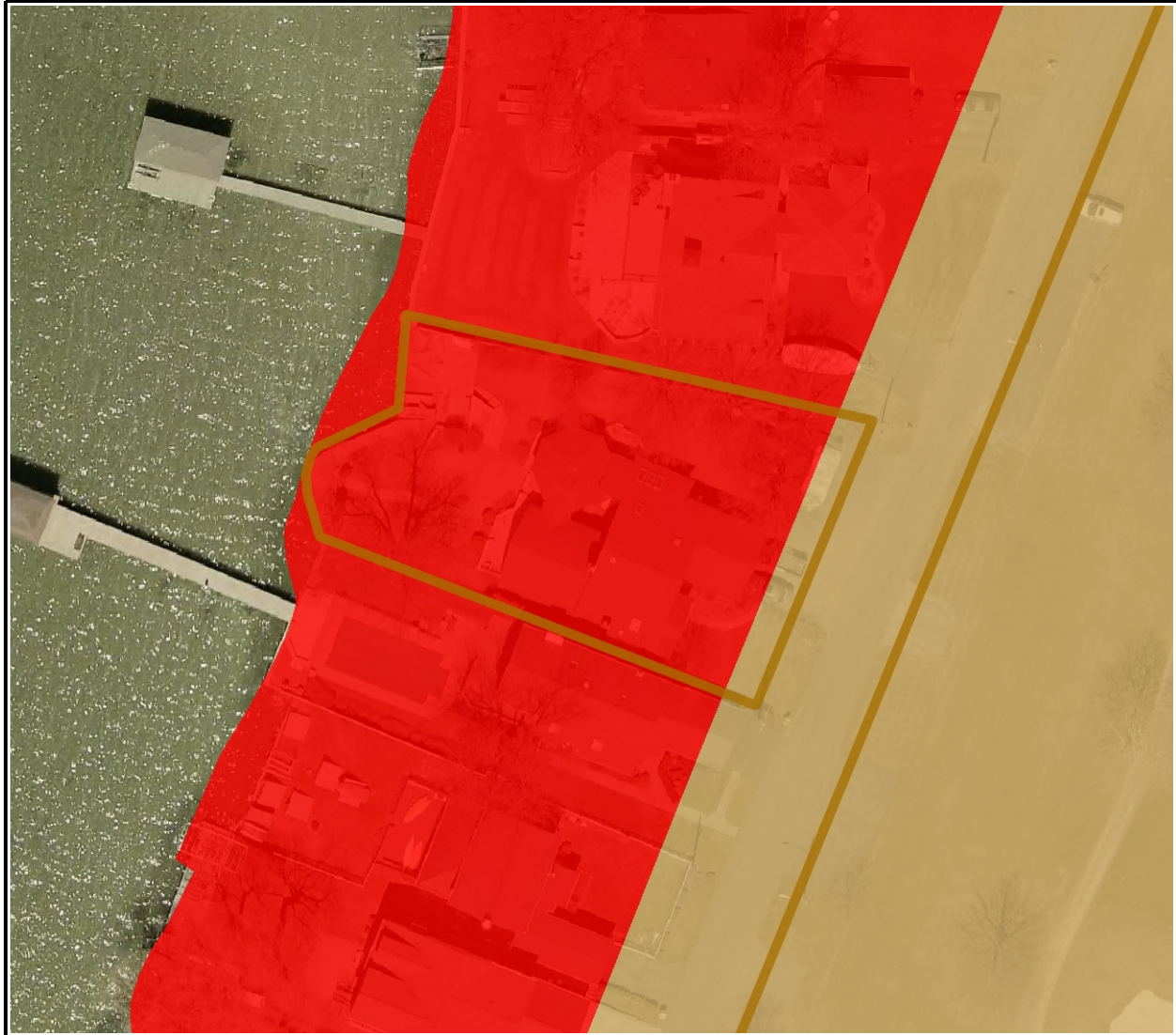




## PROJECT AREA SUMMARY

### Planning Board Referral Zone - Features Impacted:

Local Zoning		
Zoning Type	Description	% Area
Town of Canandaigua Zoning	R-1-20 - Residential - 20,000 Sq. Ft. Lot	8.1%
Town of Canandaigua Zoning	RLD - Residential Lakeshore District	91.9%



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.



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	100.000%	0.3

### 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
Lake	22.8%	0.1

### FEMA Flood Zones

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

Flood Zone	% Coverage	Acres
AE	20.5%	0.1

### FEMA Floodways

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

Floodway Map Panel	% Coverage	Acres
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## USGS HUC 12 Watersheds

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

HUC 12 Watershed Name	% Coverage	Acres
Sucker Brook-Canadaigua Lake	100.0%	0.3

## Property Drainage to USGS Permanent Streams

Stream Name	USGS Stream ID
	87940408

## New York State Aquifers

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

Aquifer Type	Status	Yield
Unconfined, Mid Yield	Not a Primary Aquifer	10-100 gal/min

## Agricultural District

District:

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	37.4%
Category 2 - Gentle slope: 4-9% gradient	26.7%
Category 3 - Moderate slope: 10-15% gradient	21.1%
Category 4 - Steep slope: 16-30% gradient	14.9%

## Rare Plants and Animals

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

No

## 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
Rhinebeck silty clay loam, 0 to 3 percent slopes	98.7%	0.330
Water	1.3%	0.000

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

**Farmland Importance:** Prime farmland if drained **Soil Symbol:** 39A

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

**Depth to Water Table (cm):** 33 **Hydrologic Soil Group:** C/D **Permeability:** Moderately High

**SOIL DESCRIPTION:** Water

**Farmland Importance:** Not prime farmland **Soil Symbol:** W

**Erodibility:** Unknown **Hydric Classification:** Unknown Hydric

**Depth to Water Table (cm):** 201 **Hydrologic Soil Group:** **Permeability:** Not rated





## 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

N/A

## 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





## DETAILED MAPS

### Soil Types

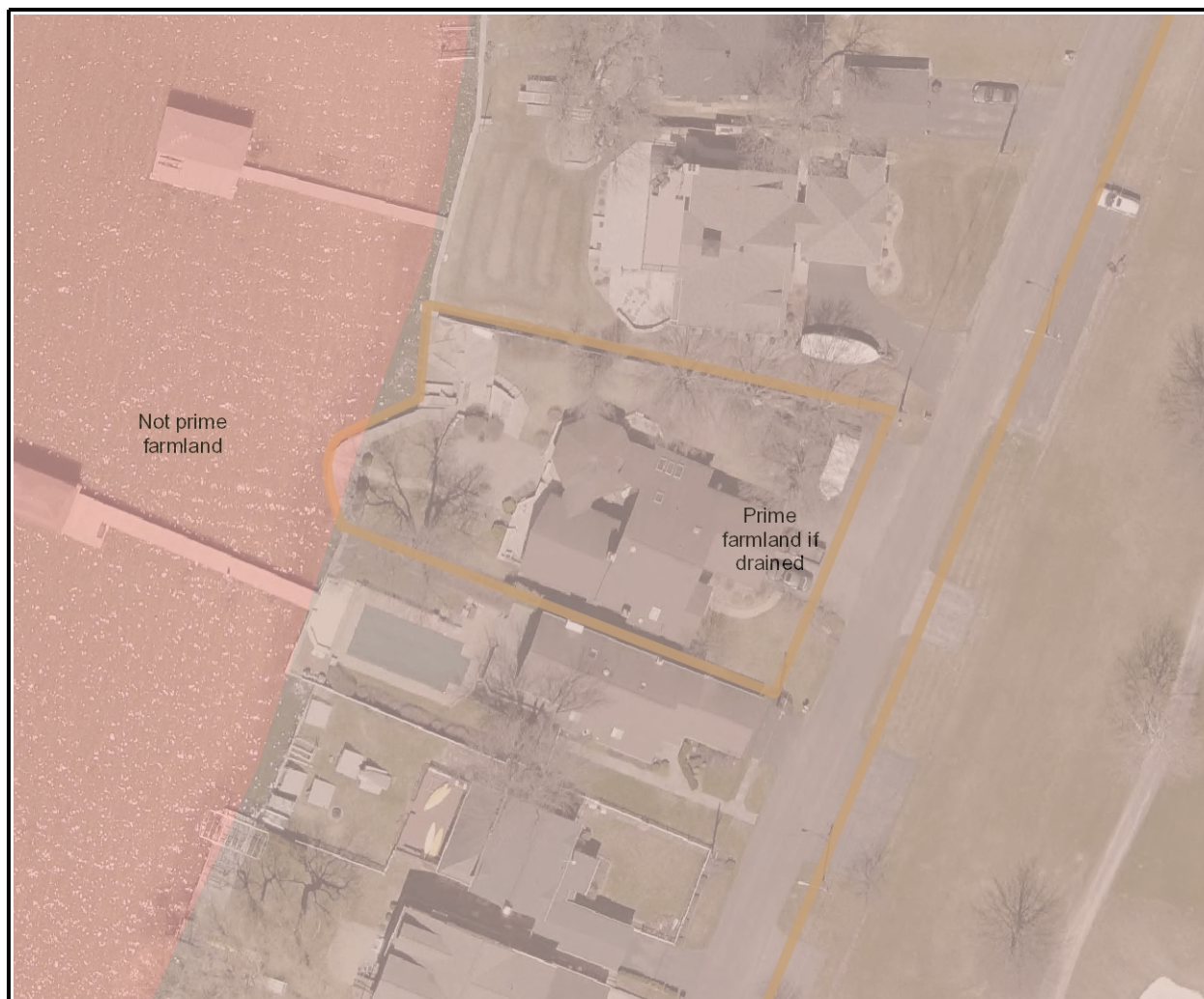


USDA NRCS Soil Survey





## Soil - Farmland Importance

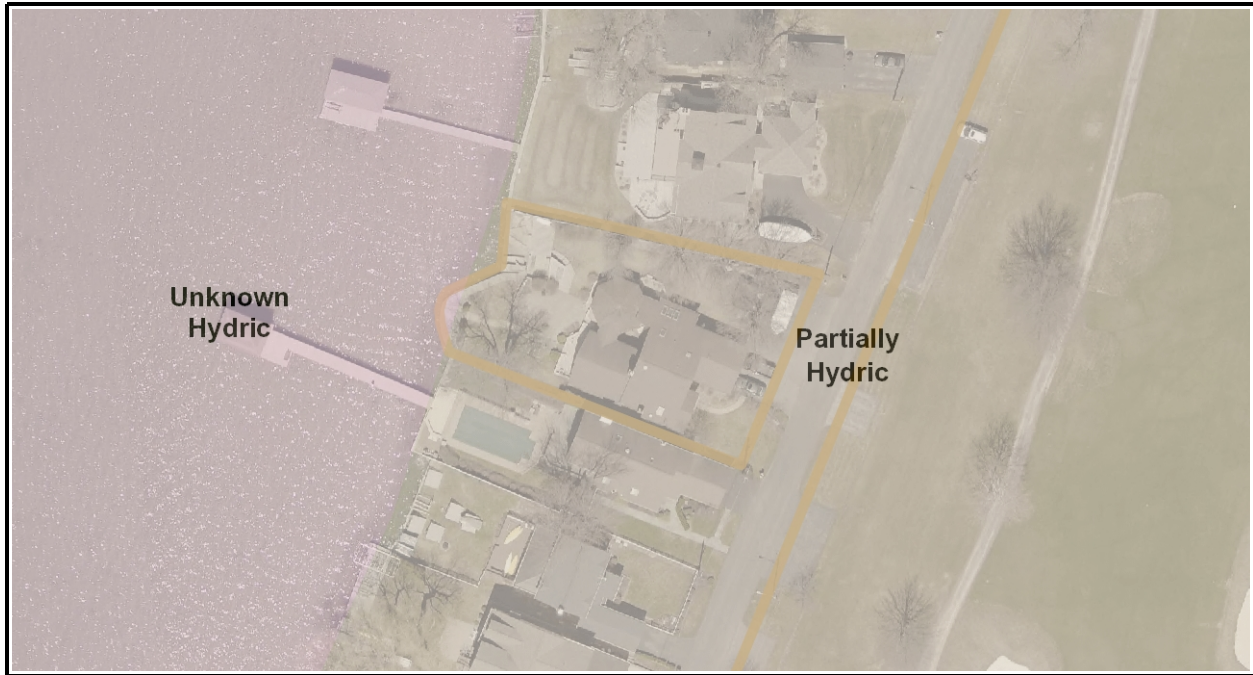


- |  |  |
|--|--|
| All areas are prime farmland   | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season |
| Farmland of statewide importance   | Prime farmland if subsoiled, completely removing the root inhibiting soil layer                                    |
| 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



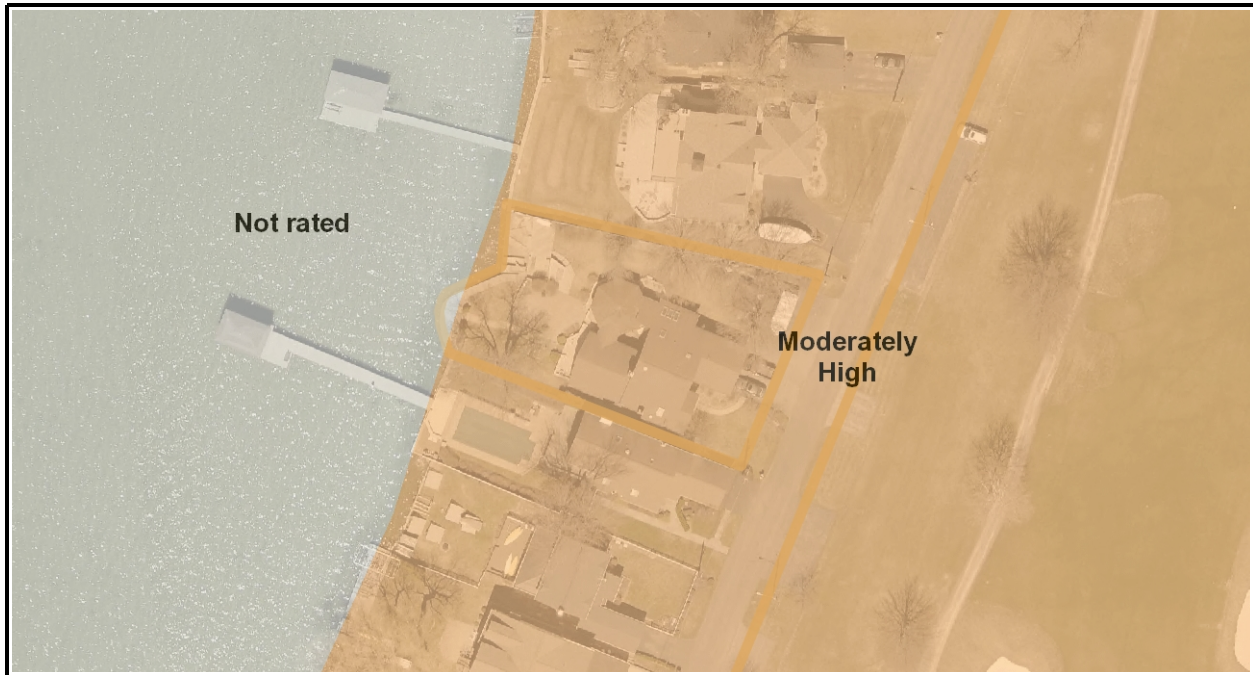


## Soil - Erodibility Potential



Low Medium High Very High Unknown

## Soil - Permeability



Moderately Low Moderately High High Very High Not rated

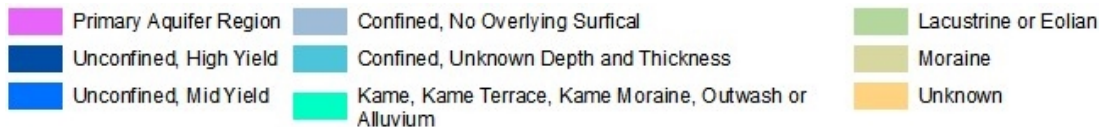




## Percent Slope

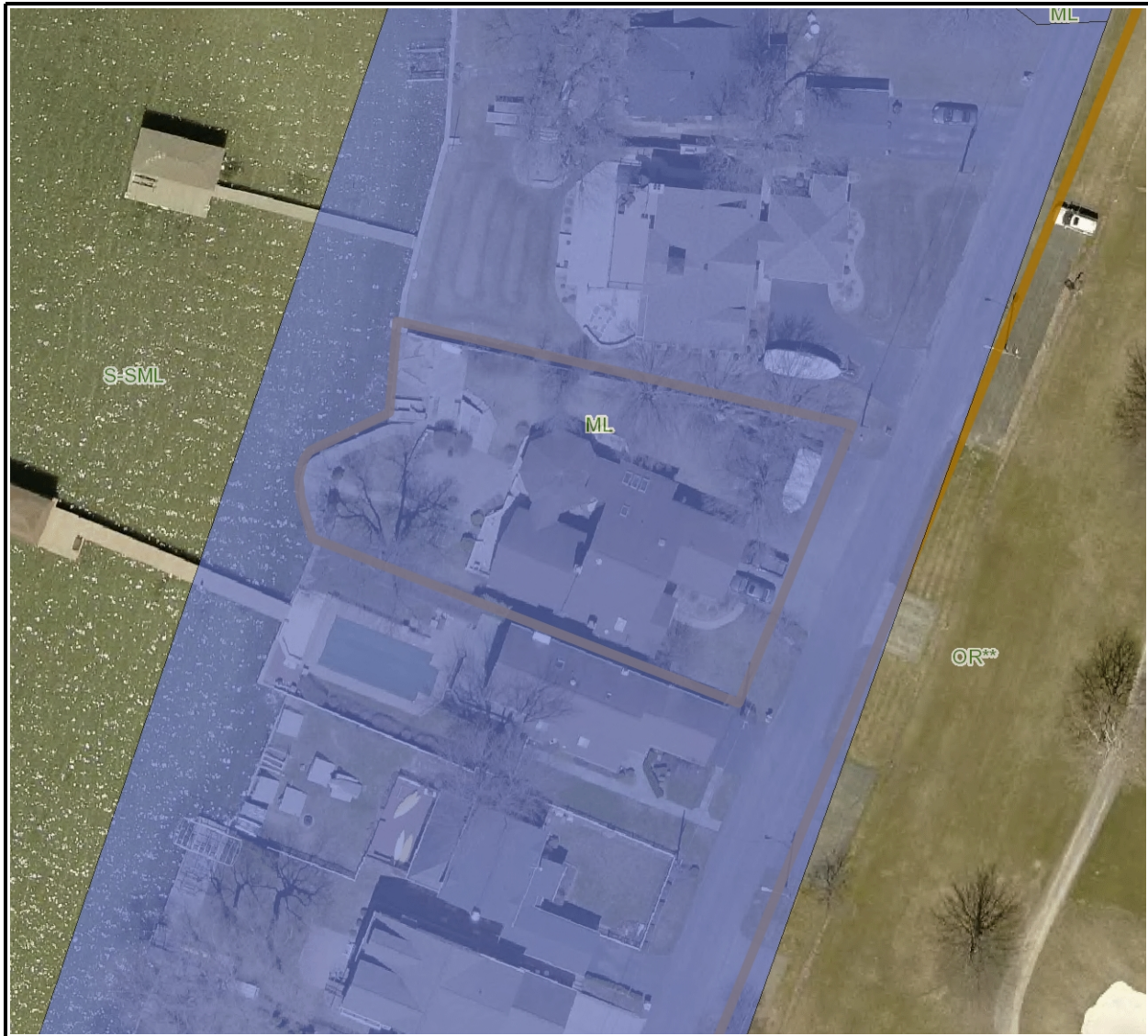


## Aquifers





## 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





## 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    P 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		Residential Institutional		Residential/Office		Heavy Commercial
	Single Family		Residential Lakefront		Restricted Commercial		Park Recreation
	Two Family		Residential Office		Planned Unit Development		Light Industrial
	Multi Family		Residential-Industrial		Central Business		Manufacturing
	Mobile Home Park		Residential/Health Related		Commercial Lakefront		TBD

### 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		Honeye Lake Shore District		Rural District
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### Town of Canandaigua

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

### 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	Residence - R-1	General Business - B-1
Agriculture - A	Residence - R-2	Special Business - B-2
	Industrial - I-1	

## 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	

## Town of Richmond

Town of Richmond Wellhead Protection Overlay	Residential - Agricultural	Business Districts
Residential	Residential - Recreation	Industrial Districts
	Residential - Lakeside	Commercial-Light Industrial



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**Report Created:** 11/20/2019

Page 21 of 25



# Ontario County Planning Board Exploratory Summary

## 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		











## Ontario County Planning Board Exploratory Summary








### Village of Rushville

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

### Village of Shortsville

 R-1 - Single Family Residential	 C-1 - Retail Commercial	 M-1 - Industrial
 M-H - Mobile Home Park	 L-C - Land Conservation	 TBD

### 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	

