

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SEQR – DECLARING LEAD AGENCY RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval and Special Use Permit Approval to construct a 3.25 MW Large Scale Solar Energy System in compliance with §220, §220-62.2, AND §220-34 in the Industrial (IND) zoning district located at 2890 County Road 10 and detailed on site plans dated February 9, 2021, last revised July 6, 2021, prepared by Bergmann Architects, Engineers & Planners, and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) on May 11, 2021 declared its intent to be designated the Lead Agency for the above referenced Action under the provisions of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has provided written notices to this effect to the involved and interested agencies; and

WHEREAS, the Planning Board has not received any written objections from the involved agencies to the Board's being designated as the lead agency under the SEQR Regulations; and

WHEREAS, the Planning Board has previously determined that it is the most appropriate agency to insure the coordination of this Action and for making the determination of significance thereon under the SEQR Regulations.

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

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse -
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

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SEQR – DETERMINATION OF SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval and Special Use Permit Approval to construct a 3.25 MW Large Scale Solar Energy System in compliance with §220, §220-62.2, AND §220-34 in the Industrial (IND) zoning district located at 2890 County Road 10 and detailed on site plans dated February 9, 2021, last revised July 6, 2021, prepared by Bergmann Architects, Engineers & Planners, and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has determined the above referenced Action to be a Type I Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has reviewed and accepted the completed Full Environmental Assessment Form Part 1 completed by the Applicant and Parts 2 and 3 prepared by the Town Engineer (MRB Group); and

WHEREAS, the Planning Board has completed the coordinated review and public comment period provided for under the SEQR Regulations; and

WHEREAS, the Planning Board on July 13, 2021 in a separate resolution has designated itself as lead agency under the SEQR Regulations for making the determination of significance upon said action; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3.

NOW THEREFORE BE IT RESOLVED, that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and

BE IT FINALLY RESOLVED that the Planning Board does hereby make a Determination of Non-Significance on said Action, and the Town of Canandaigua Planning Board Chairperson is hereby directed issue the Negative Declaration as evidence of the Planning Board determination of environmental non-significance.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
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SEQR – DETERMINATION OF SIGNIFICANCE RESOLUTION

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John Robortella, Secretary of the Board

L. S.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: CR-10 Canandaigua Solar Farm Project		
Project Location (describe, and attach a general location map): 2890 County Road 10 in the Town of Canandaigua, Ontario County, New York		
Brief Description of Proposed Action (include purpose or need): The proposed Project consists of a 15± acre solar farm (3.25± MW) on a 17.98-acre parcel at 2890 County Road in the Town of Canandaigua, Ontario County, New York (Parcel ID: 84.00-1-17.200). Approximately 15.42-acres of the 17.98 acre parcel will consist of solar panel coverage. The project will involve the installation of ground mounted photovoltaic panels as well as an access road, electric utility upgrades, power inverters, and perimeter fencing for the solar farm.		
Name of Applicant/Sponsor: Aura Power Solar USA, LLC c/o Caroline Rizzo		Telephone: 516.784.8355 E-Mail: caroline.rizzo@aurapower.co.uk
Address: 3 Portwall Lane		
City/PO: Bristol, UK	State: N/A	Zip Code: BS1 6NB
Project Contact (if not same as sponsor; give name and title/role): Bergmann c/o David Plante, AICP CEP		Telephone: 585.498.7877 E-Mail: dplante@bergmannnpc.com
Address: 280 E. Broad Street, Suite 200		
City/PO: Rochester	State: NY	Zip Code: 14604
Property Owner (if not same as sponsor): John H. Aikey, Jr.		Telephone: E-Mail:
Address: 221 Davidson Ave.		
City/PO: Canandaigua	State: NY	Zip Code: 14424

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Canandaigua Planning Board Site Plan Approval and Special Use Permit	02/10/2021
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ontario County Planning Board: 239-M Review	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SHPO: sign-off; NYSEDA; NYSDEC: SPDES GP-0-20-001	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	USACE: NWP 51	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

The Project is located within the area covered by the Town of Farmington and Town of Victor Watershed Management Master Plan.

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

If Yes, identify the plan(s):

The Project is located within the Town of Canandaigua Agricultural Enhancement Plan and Ontario County Agricultural Enhancement Plan.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

The Project is located on a parcel that is zoned as I - Industrial and Mixed Use Overlay District.

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

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

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

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

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

Canandaigua City Police and Ontario County Sheriff

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

City of Canandaigua Fire Department and Canandaigua Emergency Squad ambulatory service

d. What parks serve the project site?

Canandaigua Junior Baseball & Softball Park, Jefferson Memorial Park, and Kershaw Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 17.98 acres

b. Total acreage to be physically disturbed? Approx. 15.42 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 17.98 acres

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

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

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

If Yes,

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

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

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

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

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>The Project proposed impacts below 1/10 of an acre to field delineated wetlands that fall under the Army Corps of Engineer's jurisdiction.</u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
The Project has been revised to avoid on-site wetlands and minimize impacts as best as practicable. Approximately 103 SF of steel pile-driven poles used to support the solar arrays are proposed to be placed in wetlands on-site.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No

If Yes:

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

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

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No

If Yes:

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

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No

If Yes:

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

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

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 AM - 6 PM • Saturday: _____ 8 AM - 6 PM • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ N/A • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 AM - 6 PM • Saturday: _____ 8 AM - 6 PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ N/A • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8 AM - 6 PM • Saturday: _____ 8 AM - 6 PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ N/A • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Noise levels will increase during construction due to construction equipment during the hours of 8 a.m. - 6 p.m. Monday through Saturday.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 0.1 tons per _____ month (unit of time) • Operation : _____ N/A tons per _____ N/A (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>Waste will consist of office waste and cardboard items from deliveries. Most of the waste will be recyclable.</u> • Operation: <u>N/A</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>A refuse container will remain on-site during construction and be emptied by a licensed hauler as needed.</u> • Operation: <u>N/A</u> 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Two (2) adjacent large-scale solar projects

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.06	0.06	N/A
• Forested	N/A		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	17.34	17.33	-0.009
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A		
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A		
• Wetlands (freshwater or tidal)	1.73	1.73	-0.002
• Non-vegetated (bare rock, earth or fill)	N/A		
• Other Describe: <u>Solar panels</u>	0	4.93	+4.93

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >6.56 feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Collamer silt loam	66.3 %
Lakemont silt clay loam	17.7 %
Odessa silt loam	16.0 %
d. What is the average depth to the water table on the project site? Average: _____ 0 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 66.3 % of site	
<input checked="" type="checkbox"/> Moderately Well Drained: _____ 16.0 % of site	
<input checked="" type="checkbox"/> Poorly Drained _____ 17.7 % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 100 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name (Wetlands regulated by the Corps; no ID number) _____ Approximate Size Approximately 1.73 acres	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: Principal Aquifer _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Grey squirrel</td> <td style="width: 33%; border-bottom: 1px solid black;">White-tailed deer</td> <td style="width: 33%; border-bottom: 1px solid black;">Eastern chipmunk</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Rabbit</td> <td style="border-bottom: 1px solid black;">Raccoon</td> <td style="border-bottom: 1px solid black;">Migratory birds</td> </tr> </table>			Grey squirrel	White-tailed deer	Eastern chipmunk	Rabbit	Raccoon	Migratory birds
Grey squirrel	White-tailed deer	Eastern chipmunk						
Rabbit	Raccoon	Migratory birds						
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 								
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p>								
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>								
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>								
<p>E.3. Designated Public Resources On or Near Project Site</p>								
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>								
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? 15.0 acres (12.1 acres of Prime Farmland and 2.9 acres of Prime Farmland of Drained)</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): <u>USDA Web Soil Survey</u></p>								
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>								
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>								

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

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): No, a Letter of No Archeological Impact was issued by SHPO on January 29, 2021.

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Canandaigua Lake

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

iii. Distance between project and resource: Approximately 1.5 miles.

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

If Yes:

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

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

F. Additional Information

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

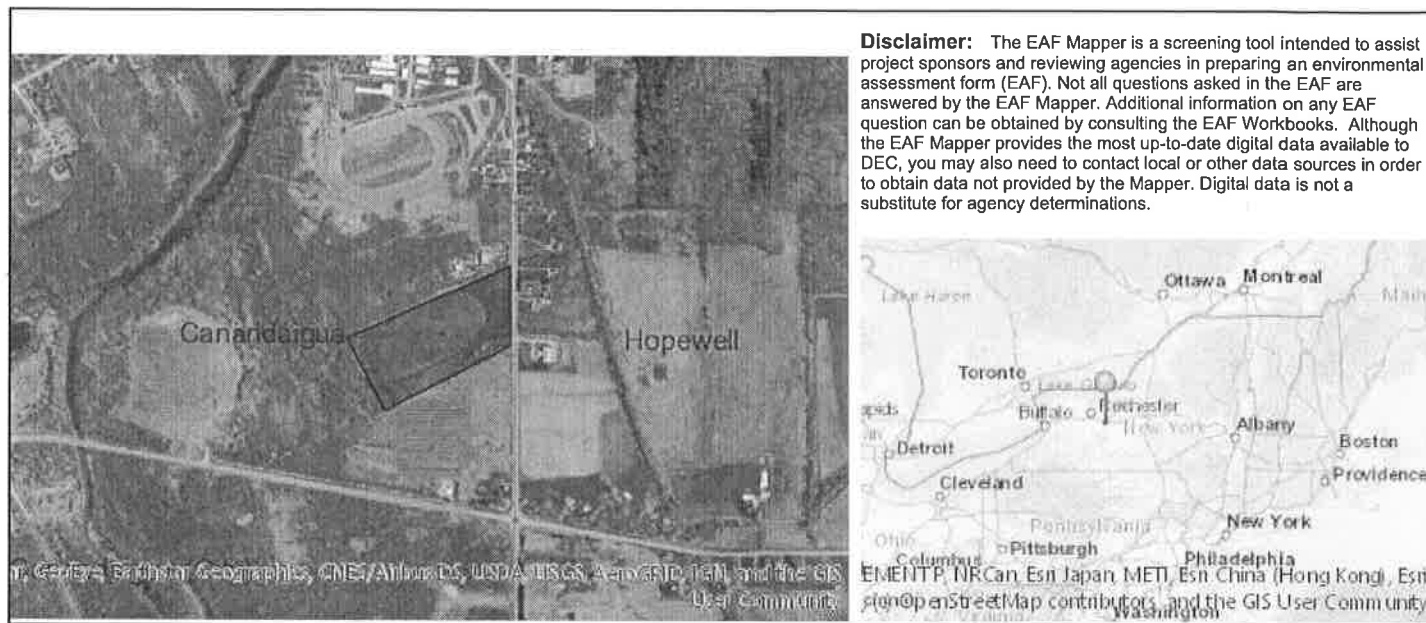
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Aura Power Solar USA, LLC c/o Caroline Rizzo Date 02/09/2021

Signature John H. Aubrey Jr. Title _____



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

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

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	CPN-21-010 Aura Solar
Date :	July 13, 2021

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i> <div style="float: right; text-align: right;"> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☒ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

☒ NO

☐ YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

☒ NO

☐ YES

(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)

☒ NO☐ YES

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)

☒ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)

☐ NO☒ YES

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☐ NO☒ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The Town of Canandaigua Planning Board has reviewed and accepted Part 1 of the Full Environmental Assessment Form (EAF) for this action. The Planning Board completed a coordinated review under the State Environmental Quality Review (SEQR) Regulations and received no objections to being designated Lead Agency. The Planning Board in a separate resolution designated themselves as lead agency and as lead agency for this Action, under the provisions of Part 617 of the SEQR Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation and the Planning Board's review of the Full EAF Part 2 and Part 3, the Planning Board in a separate resolution adopted on Tuesday, July 13, 2021 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued. Please see the attached documentation supporting the Full EAF in support of this decision.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Full Environmental Assessment Form (EAF) and the supporting documentation to the EAF and project maps.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Canandaigua Planning Board Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Aura Solar

Name of Lead Agency: Town of Canandaigua Planning Board

Name of Responsible Officer in Lead Agency: Charles Oyler

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency:

Date: July 13, 2021

Signature of Preparer (if different from Responsible Officer)

MRB Group D.P.C. Date: July 13, 2021

For Further Information:

Contact Person: Shawna Bonshak, Town Planner

Address: 5400 Route 5 & 20 West, Canandaigua, NY 14424

Telephone Number: (585) 394-1120

E-mail: sbonshak@townofcanandaigua.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SEQR – DETERMINATION OF SIGNIFICANCE RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval and Special Use Permit Approval to construct a 3.25 MW Large Scale Solar Energy System in compliance with §220, §220-62.2, AND §220-34 in the Industrial (IND) zoning district located at 2890 County Road 10 and detailed on site plans dated February 9, 2021, last revised July 6, 2021, prepared by Bergmann Architects, Engineers & Planners, and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has determined the above referenced Action to be a Type I Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has reviewed and accepted the completed Full Environmental Assessment Form Part 1 completed by the Applicant and Parts 2 and 3 prepared by the Town Engineer (MRB Group); and

WHEREAS, the Planning Board has completed the coordinated review and public comment period provided for under the SEQR Regulations; and

WHEREAS, the Planning Board on July 13, 2021 in a separate resolution has designated itself as lead agency under the SEQR Regulations for making the determination of significance upon said action; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3.

NOW THEREFORE BE IT RESOLVED, that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and

BE IT FINALLY RESOLVED that the Planning Board does hereby make a Determination of Non-Significance on said Action, and the Town of Canandaigua Planning Board Chairperson is hereby directed issue the Negative Declaration as evidence of the Planning Board determination of environmental non-significance.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SEQR – DETERMINATION OF SIGNIFICANCE RESOLUTION

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is application for a Single-Stage Site Plan Approval and Special Use Permit Approval to construct a 3.25 MW Large Scale Solar Energy System in compliance with §220, §220-62.2, AND §220-34 in the Industrial (IND) zoning district located at 2890 County Road 10 and detailed on site plans dated February 9, 2021, last revised July 6, 2021, prepared by Bergmann Architects, Engineers & Planners, and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed site plan in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR); and

WHEREAS, the Planning Board has determined the proposed action to be a Type I action and subject to a coordinated review pursuant to Part 617.6(b)(3) of the SEQR Regulations; and

WHEREAS, on July 13, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, on May 11, 2021 in compliance with NYS Town Law, the Planning Board opened a public hearing on the current application, and continued the public hearing to July 13, 2021. and completed a formal review of the application; and

WHEREAS, on July 13, 2021 in compliance with NYS Town Law, the Planning Board held the continued public hearing on the current application, and completed a formal review of the application; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Single-Stage Site Plan with the following conditions:

1. Site Plan Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. The comments within the Town Engineer's letter are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
3. The comments within the Town Highway & Water Superintendents letter are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to signing by the Planning Board Chairman.
4. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
5. A separate approval by the Planning Board is required for any building and ground signage.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SITE PLAN APPROVAL RESOLUTION

6. The following notes regarding phosphorous use should be added to the plans:
 - No Phosphorous shall be used at planting time unless soil testing has been completed and tested by a Horticultural Testing Lab and the soil tests specifically indicate a phosphorous deficiency that is harmful, or will prevent new lawns and plantings from establishing properly.
 - If soil tests indicate a phosphorous deficiency that will impact plant and lawn establishment, phosphorous shall be applied at the minimum recommended level prescribed in the soil test following all NYS DEC regulations.
7. The wetlands boundaries as identified within the Wetland Delineation Report and on the approved Site Plans are to be delineated in the field and no disturbance is permitted within these boundaries unless authorized by Army Corps of Engineers and the associated approval letter forwarded to the Town of Canandaigua Development Office.
8. There shall be no subdivision of land or additional leased areas on subject parcel while the Special Use Permit is in effect.
9. Site Plan approval is conditioned on the New York State Community Solar Array Operations & Maintenance Plan Winter 2021 last revised July 1, 2021 and any subsequent versions as required to address Town and agency comments.
10. Site Plan approval is conditioned on the County Road 10 Solar Project Aura Solar Power USA, LLC Project Decommissioning Plan last revised July 1, 2021, and any subsequent versions as required to address Town and agency comments.
11. The decommissioning agreement is required to be signed by all parties and filed with the Town Clerks Office prior to issuance of permits.
12. Site Plan approval is conditioned on the County Road 10 Canandaigua Solar Farm Stormwater Pollution Prevention Plan (SWPPP) last revised July 6, 2021 and any subsequent versions as required to address Town and agency comments.
13. No permits shall be issued until the NYSDEC Acknowledgement letter has been received by the Town Development Office.
14. Prior to starting construction and issuance of a permit, the Applicant must provide an irrevocable financial security bond (or other form of surety acceptable to the Town of Canandaigua at its discretion) for the removal of the Large Scale Solar Energy System, with Canandaigua as the designated assignee/beneficiary, in an amount to be approved by the Town Engineer based on their review of the Decommissioning Cost Estimate submitted.
15. The Decommissioning bond or surety shall provide for an annual increase in the amount of the surety to compensate for the cost of inflation or any other anticipated increase in costs of removal.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SITE PLAN APPROVAL RESOLUTION

16. After completion, the Applicant shall provide to the Town of Canandaigua Development Office a post- construction certificate from a Professional Engineer registered in New York State that the project complies with all applicable codes and industry practices and has been constructed and is operating according to the design plans.
17. A Special Use Permit granted by the Planning Board is required prior to signatures being affixed to the site plans.
18. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the issuance of permits.
19. The owner/operator is responsible for maintaining and replacement of all trees and landscaping as depicted on the approved site plans for the life of the project. All identified trees and landscaping in need of replacement are to be replaced by the following growing season.
20. ACOE and NYSDEC permits are to be obtained and provided to the Town of Canandaigua prior to issuance of permits.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SUP APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval and Special Use Permit Approval to construct a 3.25 MW Large Scale Solar Energy System in compliance with §220, §220-62.2, AND §220-34 in the Industrial (IND) zoning district located at 2890 County Road 10 and detailed on site plans dated February 9, 2021, last revised July 6, 2021, prepared by Bergmann Architects, Engineers & Planners, and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed site plan in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR); and

WHEREAS, the Planning Board has determined the proposed action to be a Type I action and subject to a coordinated review pursuant to Part 617.6(b)(3) of the SEQR Regulations; and

WHEREAS, on July 13, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, on May 11, 2021 in compliance with NYS Town Law, the Planning Board opened a public hearing on the current application, and continued the public hearing to July 13, 2021, and completed a formal review of the application; and

WHEREAS, on July 13, 2021 in compliance with NYS Town Law, the Planning Board held the continued public hearing on the current application, and completed a formal review of the application; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owner of the premises with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220, §220-62.2, and §220-34.
2. In compliance with Town Code §220-34 and §220-62.2 the Town Zoning Officer may make an on-site visit at least once over the course of the year, or as may be necessary to insure that the Special Use Permit is being operated in accordance with the conditions specified by the Planning Board.
3. In the event of any complaints about the Special Use Permit operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant shall be brought to the attention of the Planning Board.
4. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
5. The comments within the Town Highway & Water Superintendents letter are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to signing by the Planning Board Chairman.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
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2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

SUP APPROVAL RESOLUTION

6. The comments within the Town Engineers letter are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
7. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
8. A separate approval by the Planning Board is required for any building and ground signage.
9. The wetlands boundaries as identified within the Wetland Delineation Report and on the approved Site Plans are to be delineated in the field and no disturbance is permitted within these boundaries unless authorized by Army Corps of Engineers and the associated approval letter forwarded to the Town of Canandaigua Development Office.
10. There shall be no subdivision of land or additional leased areas on subject parcel while the Special Use Permit is in effect.
11. Site Plan approval is conditioned on the New York State Community Solar Array Operations & Maintenance Plan Winter 2021 last revised July 1, 2021 and any subsequent versions as required to address Town and agency comments.
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13. The decommissioning agreement is required to be signed by all parties and filed with the Town Clerks Office prior to issuance of permits.
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15. No permits shall be issued until the NYSDEC Acknowledgement letter has been received by the Town Development Office.
16. Prior to starting construction and issuance of a permit, the Applicant must provide an irrevocable financial security bond (or other form of surety acceptable to the Town of Canandaigua at its discretion) for the removal of the Large Scale Solar Energy System, with Canandaigua as the designated assignee/beneficiary, in an amount to be approved by the Town Engineer based on their review of the Decommissioning Cost Estimate submitted.
17. The Decommissioning bond or surety shall provide for an annual increase in the amount of the surety to compensate for the cost of inflation or any other anticipated increase in costs of removal.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
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ENERGY SYSTEM (§220, §220-62.2, §220-34)
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CPN 21-010 – TM# 84.00-1-17.200

SUP APPROVAL RESOLUTION

18. After completion, the Applicant shall provide to the Town of Canandaigua Development Office a post- construction certificate from a Professional Engineer registered in New York State that the project complies with all applicable codes and industry practices and has been constructed and is operating according to the design plans.
19. A Special Use Permit granted by the Planning Board is required prior to signatures being affixed to the site plans.
20. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the issuance of permits.
21. The owner/operator is responsible for maintaining and replacement of all trees and landscaping as depicted on the approved site plans for the life of the project. All identified trees and landscaping in need of replacement are to be replaced by the following growing season.
22. ACOE and NYSDEC permits are to be obtained and provided to the Town of Canandaigua prior to issuance of permits.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
AURA POWER SOLAR USA, LLC
SINGLE-STAGE SITE PLAN & SPECIAL USE PERMIT FOR LARGE SCALE SOLAR
ENERGY SYSTEM (§220, §220-62.2, §220-34)
2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

1. The Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Single-Stage Site Plan Approval and Special Use Permit Approval to construct a 3.25 MW Large Scale Solar Energy System in compliance with §220, §220-62.2, AND §220-34 in the Industrial (IND) zoning district located at 2890 County Road 10.
2. Detailed on site plans dated February 9, 2021, last revised July 6, 2021, prepared by Bergmann Architects, Engineers & Planners, and all other relevant information submitted as of July 13, 2021.
3. On Tuesday, May 11, 2021 in compliance with NYS Town Law, the Planning Board held a public hearing using telecommunications (Zoom) on the current application and completed a formal review of the application.
4. The Planning Board has classified the project as a Type I Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations.
5. Town of Canandaigua Development Office has coordinated the review of the proposed application with a number of agencies including
 - Ontario County Planning Board
 - Ontario County Department of Public Works
 - City Fire Department
 - Town Environmental Conservation Board
 - NYS Department of Energy Research & Development Authority (NYSERDA)
 - NYSDEC
 - ACOE
 - Town of Canandaigua Agricultural Advisory Board
 - Ontario County Agricultural Enhancement Board
 - Town of Canandaigua Highway & Water Department
 - RG&E
 - State Historic Preservation Office
 - Town of Hopewell Town Board
 - Town of Canandaigua Town Board
6. Town Development Office has not received any written objections from the above listed agencies to the Town of Canandaigua Planning Board being designated as the lead agency under the SEQR Regulations.

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CPN 21-010 – TM# 84.00-1-17.200

7. On July 13, 2021 the Planning Board designated itself as lead agency for the proposed development and determined that the development **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form (EAF) Parts 1, 2, and 3 and the supporting information provided by the design engineers.
8. A Zoning Determination was completed by the Zoning Officer dated March 29, 2021:

DETERMINATION:

Large-scale solar energy systems are permitted through the issuance of a special use permit in the Industrial zoning district.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board

REFERRAL TO PLANNING BOARD FOR:

- Large-scale solar energy systems are permitted through the issuance of a special use permit, including site plan approval. Applications for the installation of a Large Scale Solar Energy System shall be referred to the Planning Board for its review and action, which can include approval, approval with conditions, or denial. The Town of Canandaigua Planning Board is empowered to grant special use permit approval in accordance with the provisions of Article 16 of the New York State Town Law and the powers reserved to the Town pursuant to the Municipal Home Rule Law.

CODE SECTIONS: Chapter §1-17; §220; §220-62.2; §220-34

9. The Planning Board has determined the Special Use Permit is in compliance with §220, §220-62.2, and §220-34 of the Town Code.
10. A referral to the Ontario County Planning Board (OCPB) was completed and comments were provided.

Comments

- 1) Why is frontage area left open and wetland area disturbed? The previous site plan showed location of switch gear yard in the area north of the existing buildings and south of proposed panels.
- 2) What is the proposed future use of the existing site buildings?
- 3) The site plan does not indicate location of top soil storage from access road construction or area of concrete pad for electrical equipment.
- 4) No quantity listed for mix of Eastern Red Cedar and Burkii proposed for screening along CR 10. The site plan does not show screen plantings along 20-40' of frontage south of the access drive.
- 5) No existing conditions photos are included in Appendix B of the Decommissioning Plan and Ag and Markets Guidelines not included in Appendix D.
- 6) The Decommissioning Plan introduction indicates the project will have a 35 year lifespan; however, the 2 percent annual escalation of decommissioning costs used to estimate the initial surety requirement uses a 30 year lifespan.

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OCSWCD Comments

- 1) Would recommend the use of silt fence as opposed to filter sock for added working capacity. Silt fence should also be used around topsoil stockpiles.
- 2) What protections will be in place to conserve delineated wetlands?
- 3) Locations of topsoil stockpile and concrete truck washout have not been identified on plans.

CPB Comments

- 1) In response to CPB questions, the applicant representative provided the following information:
 - A proposed 396 SF inverter pad is located on the north side of the access road midway between CR 10 and the rear property line.
 - The temporary wetland disturbance is 1.2 acres and the permanent wetland disturbance is <.1 acre. It is not anticipated the proposed wetland disturbance will require an Army Corps of Engineers permit.
 - No grading of the site is anticipated.
 - The plan set includes specified seed mix for rain garden and pollinator friendly wildflower mix.
 - The project site is not in County Agricultural District #1 and is not subject to NYS Department of Agriculture and Markets farmland soil restoration guidelines referenced in the Decommissioning Plan.
- 2) The referring body should clarify with the applicant where wildflower and rain garden seed mix will be applied.

11. NYSDEC provided comments through email correspondence with the applicant's engineer.

12. Chris Jensen, Town CEO, provided comments in an email dated April 1, 2021:

Spoke to the Army Corp of Engineers today about the possible impact to the wetlands identified at the site.

The Town is going to need the applicant to contact the Army Corp for determination if the wetlands are jurisdictional. We will need copies of your letter/communications to the Army corp and the official determination from the Army Corp.

If the Army Corp makes the determination that the wetlands are jurisdictional.. a permit from the Army Corp will be required due to the clearing/grubbing that is proposed.

13. Comments were received from Jim Fletcher, Town Highway and Water Superintendent:

- Alkey Property application # CPN -21-010
 - Remove the landscape screening from the Canandaigua consolidated water main easement along county road 10
 - Any landscaping should be a minimum of 30 feet from edge of easement.
 - Any work to be performed in the easement of the water main must contact the water superintendent prior to starting work.

14. Comments were received from the Town ECB:

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Environmental concerns:

From meeting of 12-3-20:

“These panels appear to be more tightly spaced than those on the adjacent parcels. What are the consequences in terms of infiltration and runoff?

How will ground covers and site drainage be handled?

What if any visual buffering is proposed at the street frontage and perimeter? ”

Current comments:

- No information is included concerning the potential effects of spacing on the land and vegetation below
- No information is provided on the ground covers. Site drainage is addressed in the site plan.
- The revised plan under review addresses landscape buffering at the road frontage, though not at the perimeter.
- More detailed information on the wetland boundaries indicates that the west section of the parcel is a designated wetland, including areas identified as forested swamp (PFO), shrub bog (PSS) and pond (PUB), and a “Bergman-delineated federal wetland 2”, the largest of the wetland types. The Wetland Delineation Report included with the application materials indicates that the total area of the wetlands within the site is 1.5 acres, much of which the applicants propose to cover with solar panels.

Recommendation:

ECB continues to consider this a suitable site for a solar array. The revised plan is an improvement on the sketch plan in the areas of site drainage and visual buffering, at least from the east. The solar equipment at this scale will be a prominent visible feature from the north

approaches along County Road 10, and ECB suggests that a landscape buffer of low trees and/or shrubs with a maximum height of 8-12’ be included within the north side setback. The panels will be less conspicuous from the south side view due to the recently built storage complex.

ECB remains concerned about the potential effects of the project on the roughly 1.5 acres of wetlands near the wet end of the property, and advises against site plan approval until the applicant can address the potential effects of the installation on the wetland. We recommend a revised plan with a reduced number of solar panels, keeping the solar panels away from all designated wetlands, or appropriate measures to mitigate the effects. We also suggest that the Planning Board require guidance from DEC and/or the Army Corp of Engineers identifying any appropriate boundaries within which the wetlands should be left undisturbed by erection of solar panels.

In light of the recent increase in the number and the size of solar farm proposals in the Town, the ECB recommends that the Town Board re-evaluate the Town’s laws on solar farms, considering ways to steer such development to sites which will minimize the negative effects on our natural resources and open spaces such as woods, farms, wetlands.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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2890 COUNTY ROAD 10 – IND ZONING DISTRICT
CPN 21-010 – TM# 84.00-1-17.200

15. MRB Group provided comments in a letter dated June 4, 2021.
16. Planning Board has reviewed and considered all comments received.
17. The special use permit shall remain in effect for the current and future owners of the premises and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code §220-37, §220-34 and §220-23.
18. The Planning Board granted a waiver from the landscaping buffer requirements in accordance with §220-37.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to construct an addition onto an existing single family dwelling with associated improvements, and construct a 30'x40' fenced, asphalt pickleball court, on a parcel located at 4495 Davidson Landing Drive within the RLD Zoning District and detailed on site plans prepared by Marathon Engineering, dated April 7, 2021, last revised June 7, 2021 and all other relevant information submitted as of July 13, 2021 (the current application); and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to construct an addition onto an existing single family dwelling with associated improvements, and construct a 30'x40' fenced, asphalt pickleball court, on a parcel located at 4495 Davidson Landing Drive within the RLD Zoning District and detailed on site plans prepared by Marathon Engineering, dated April 7, 2021, last revised June 7, 2021 and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

WHEREAS, the requested variances were granted at the ZBA meeting on June 15, 2021; and

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

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

1. Site Plan Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
3. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
4. Prior to the issuance of a C/O an approval from the Canandaigua Lake County Sewer District regarding their review of the sanitary sewer design is to be provided to the Town of Canandaigua.
5. Prior to signatures being affixed to the plans all comments from the Town of Canandaigua Water Superintendent are to be addressed.
6. The comments within the Town Engineer's letter are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

7. The approved variances by the ZBA are to be detailed on the site plans prior to signatures being affixed to the plans.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oylar -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for Single-Stage Site Plan approval to construct an addition onto an existing single family dwelling with associated improvements, and construct a 30'x40' fenced, asphalt pickleball court, on a parcel located at 4495 Davidson Landing Drive within the RLD Zoning District.
2. Detailed on site plans prepared by Marathon Engineering, dated April 7, 2021, last revised June 7, 2021 and all other relevant information submitted as of July 13, 2021.
3. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
4. In making this classification the Planning Board has satisfied the procedural requirements under SEQR and directed the Resolution to be placed in the file on this project.
5. This application was forwarded to the following outside agencies for review:
 - CLCSD
 - ECB
 - Town CEO
 - Ontario County PB
 - Kevin Olvany, Canandaigua Lake Watershed Council
6. A zoning Determination was prepared dated May 18, 2021:

DETERMINATION:

- Proposed building coverage is 19.7%, when maximum permitted is 15%.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application is required to be reviewed by the Ontario County Planning Board due to proximity to Canandaigua Lake.

REFERRAL TO ZONING BOARD OF APPEALS FOR:

- Applicant requires a 4.7% building coverage area variance.

REFERRAL TO PLANNING BOARD FOR:

- Site plan review is required for development within the Residential Lake District which exceeds 1,000 square feet or such thresholds as would require a permit to be issued pursuant to Soil Erosion and Sedimentation Control Town Code.

CODE SECTIONS: Chapter §1-17; §220

7. Comments were received from the Town Highway & Water Superintendent:
 1. Does the existing water service need to be terminated or just turned off at the curb stop?
 2. A detail showing that the forced main be separated from the water main by 18 inches.
 3. Contractor to coordinate with the town to tap a one-inch service for the property
8. No comments were received from Kevin Olvany.
9. No comments were received from the Town CEO.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

10. MRB provided comments in a letter dated June 22, 2021.

11. Comments were received from the ECB:

Environmental concerns:

- ECB generally discourages development projects with building coverage above the Town's requirements due to the potential water quality degradation from runoff directly into the lake during heavy storm events.
- The removal of the impermeable tennis court provides the opportunity for bringing this property into compliance with the Town's building coverage requirements, but the applicant fails to capitalize on this opportunity, opting instead for maximum impermeable surfaces under the Town's policy on pre-existing non-conformities.

Recommendation:

ECB appreciates the use of a rain garden and green roof, and the sensitive handling of the existing trees on the site. However, we oppose the building coverage variance of 5.6% and ask that the applicant reduce size of the new construction to bring the project into compliance. We continue to encourage the ZBA take a firm stand in favor of limiting new buildings to the permitted size; every building coverage variance that is granted just encourages the trend toward homes that are too large for the lot, a trend that makes the lakefront more congested and potentially degrades water quality. We recommend that the applicant also consider further measures to promote infiltration such as permeable paving for the driveway and pickleball court.

12. Comments were received from Canandaigua Lake County Sewer District (included in comments from Ontario County PB).

13. Comments were received from Ontario County PB: **Final Recommendation:** Denial

Comments

- 1) Referring body is encouraged to grant only the minimum variance necessary to allow reasonable use of the lot.
- 2) The applicant and referring agency are strongly encouraged to involve Canandaigua Lake Watershed Manager as early in the review process as possible to ensure proper design and implementation of storm water and erosion control measures.

CLCSD Comments

- 1) Sewer connection plans are in our office for review. Permit to be required. Sewer connection plans are under review. Plans are unclear whether a new/additional connection will be made to the private sanitary system owned by the Davidson Landing Association and/or whether a new connection is allowed under the Association's agreement with the District. District will forward information to the County Attorney for interpretation regarding whether a direction connection or a connection to the private Davidson Landing Association is appropriate. A lateral renovation permit may be required.

14. The Planning Board has reviewed all information, materials, and comments and has considered them as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

15. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.
16. The Planning Board thoroughly discussed the Shoreline Development Guidelines with the applicant.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING DONALD & MONICA MILLER
3392 COUNTY ROAD 46 – AR-2 ZONING DISTRICT
CPN 21-058 TM# 96.00-1-20.111
SINGLE-STAGE SITE PLAN APPROVAL

SEQR RESOLUTION – TYPE II ACTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to construct a single family dwelling with attached garage and associated improvements, on a parcel with an existing barn structure located at 3392 County Road 46 within the AR-2 Zoning District and detailed on site plans prepared by Marks Engineering, dated June 9, 2021, last revised June 22, 2021 and all other relevant information submitted as of July 13, 2021 (the current application); and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

BE IT FURTHER RESOLVED THAT, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

BE IT FINALLY RESOLVED THAT, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse --
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval to construct a single family dwelling with attached garage and associated improvements, on a parcel with an existing barn structure located at 3392 County Road 46 within the AR-2 Zoning District and detailed on site plans prepared by Marks Engineering, dated June 9, 2021, last revised June 22, 2021 and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Planning Board classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

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

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

1. Site Plan Approval with conditions specified herein is valid for a period of 180 days from today. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
2. A Site Development Building Permit application is to be completed and provided to the Town of Canandaigua Development Office prior to the Planning Board Chairman's signature being affixed to the final site plans.
3. A soil stabilization and erosion control surety estimate is to be prepared by the applicant and provided to the Town Development Office for review and processing in accordance with Local Law 19 of 2017 Amending Chapter 174, Section 174-32(F).
4. Prior to the issuance of a building permit, an approval from the Canandaigua Lake Watershed Inspector and NYSDOH regarding their review of the on-site wastewater treatment system design is to be provided to the Town of Canandaigua Town Development Office.
5. The comments within the Town Engineer's letter dated July 9, 2021 are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
6. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of a building permit pursuant to Town Code Chapter 111 and NYS Town Law.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARATHON ENGINEERING REPRESENTING DANIEL GILL
4495 DAVIDSON LANDING DRIVE – RLD ZONING DISTRICT
CPN 21-034 TM# 126.20-1-8.000
SINGLE-STAGE SITE PLAN APPROVAL

SITE PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING DONALD & MONICA MILLER
3392 COUNTY ROAD 46 – AR-2 ZONING DISTRICT
CPN 21-058 TM# 96.00-1-20.111
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board has received an application for Single-Stage Site Plan approval to construct a single family dwelling with attached garage and associated improvements, on a parcel with an existing barn structure located at 3392 County Road 46 within the AR-2 Zoning District.
2. Detailed on site plans prepared by Marks Engineering, dated June 9, 2021, last revised June 22, 2021 and all other relevant information submitted as of July 13, 2021.
3. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
4. In making this classification the Planning Board has satisfied the procedural requirements under SEQR and directed the Resolution to be placed in the file on this project.
5. This application was forwarded to the following outside agencies for review:
 - Tyler Ohle, Watershed Inspector
 - Town Environmental Conservation Board
 - Town CEO
 - Town Agricultural Advisory Committee
 - Town Highway and Water Superintendent
 - MRB Group
 - Ontario County Agricultural Review Board
 - Chief Chris Brown, Cheshire Fire Department
6. A zoning Determination was prepared dated June 24, 2021:

DETERMINATION:

- Single-family dwellings are a principally permitted use within the AR-2 zoning district.
- As proposed accessory structure is for agricultural use only, a second drive is permitted. Agricultural structure and associated drive is not to connect to residential drive and are only to be utilized for agricultural vehicles/equipment and agricultural uses. No parking or storage of non-agricultural vehicles/implements/equipment or other items is to take place on agricultural drive.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

- This application does not require review by the Ontario County Planning Board as it relates to Site Plan for a Single-Family Residence. Exception #09

REFERRAL TO PLANNING BOARD FOR:

- Site plan approval is required for development of a new single-family dwelling on an undeveloped or vacant parcel.

CODE SECTIONS: Chapters §1-17; §220; §220-64

7. Tyler Ohle, Watershed Inspector, indicated that he had no comments in an email dated July 6, 2021.
8. No comments were received from the Town ECB.
9. No comments were received from the Town CEO.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING DONALD & MONICA MILLER
3392 COUNTY ROAD 46 – AR-2 ZONING DISTRICT
CPN 21-058 TM# 96.00-1-20.111
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

10. No comments were received from the Town AAC.
11. No comments were received from the Town Highway & Water Superintendent.
12. MRB provided comments in a letter dated July 9, 2021.
13. No comments were received from the Ontario County Agricultural Review Board.
14. No comments were received from the Cheshire Fire Department.
15. The Planning Board has reviewed all information, materials, and comments and has considered them as part of their review of the application.
16. The Planning Board discussed the need for a soil stabilization and erosion control surety estimate to be provided prior to the issuance of building permits.
17. The Planning Board makes the following findings pursuant to New York State Town Law § 276 and Town Code § 111-8 and § 111-9.
 - The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
 - The Town Parks and Recreation Master Plan of 2018 indicates that the Town is in need of more land for parks and recreation.
 - The proposed new residential dwelling will enable an increase the Town's population.
 - This increase in population will intensify the need for land to be used for parks and recreation.
 - A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING CAROL EIFFERT
CANANDAIGUA SHORES SUBDIVISION
PRELIMINARY (PHASED) SUBDIVISION & SITE PLAN - MUO
3535 STATE ROUTE 364 – R-1-20 ZONING DISTRICT
CPN 21-035 – TM# 98.19-1-20.100

CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for Preliminary Subdivision approval for four (4) lots, and Preliminary Site Plan approval for the construction of 29, 4-unit townhouses, 2 single-family residential dwellings, and associated roadways, utilities, infrastructure, and other improvements, in the Residential (R-1-20) zoning district located at 3535 State Route 364, and detailed on site plans dated April 7, 2021, last revised July 1, 2021, prepared by Marks Engineering, and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Planning Board at their May 25, 2021 meeting reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by Marks Engineering (hereinafter referred to as Applicant) on the above referenced Application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determined that said Action is classified as a Type I Action and subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board at their May 25, 2021 meeting began the coordinated review under the SEQR regulations which ended July 12, 2021; and

WHEREAS, no other action can be taken until the coordinated review and determination of significance is rendered by the Lead Agency under the SEQR regulations; and

WHEREAS, according to the Town of Canandaigua Town Code “failure to comply with any condition or restriction imposed by the Planning Board in granting any site plan approval, special use permit, or subdivision approval shall constitute a violation. Such violation may constitute the basis for revocation of the approval or permit, or for imposing penalties and other applicable remedies against the property owner or other offending parties.”

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the Public Hearing and application to their _____, **2021** Planning Board Meeting.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING CAROL EIFFERT
CANANDAIGUA SHORES SUBDIVISION
PRELIMINARY (PHASED) SUBDIVISION & SITE PLAN - MUO
3535 STATE ROUTE 364 – R-1-20 ZONING DISTRICT
CPN 21-035 – TM# 98.19-1-20.100

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION – SURETY RELEASE**

APPLICANT(S): L&J LAKEHOUSE LLC
PROJECT NAME – 4965 WATERS EDGE DRIVE
EROSION & SEDIMENT CONTROL SURETY RELEASE NO. 1 (FINAL)
CPN No. 17-065

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form signed describing the items involved with the subject Release No. 1 (final) of the Surety (Cash Deposit) for this project; and

WHEREAS, the Planning Board has considered the requested Release No. 1 and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested Release No. 1 documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested Release No. 1 (final) in the amount of **\$3,201.60** and for the items specified on said documents.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is hereby directed to sign and date the Town of Canandaigua Surety Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

**TOWN OF CANANDAIGUA PLANNING BOARD
ACTION RESOLUTION – SURETY RELEASE**

APPLICANT(S): AMBER & MATTHEW VALVANO
PROJECT NAME – 5600 THOMAS ROAD
EROSION & SEDIMENT CONTROL SURETY RELEASE NO. 1 (FINAL)
CPN No. 19-087

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form signed describing the items involved with the subject Release No. 1 (final) of the Surety (Cash Deposit) for this project; and

WHEREAS, the Planning Board has considered the requested Release No. 1 and the amount of funds associated therewith; and

WHEREAS, the Planning Board is satisfied with the details described in the requested Release No. 1 documents referenced above herein.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approve of the requested Release No. 1 (final) in the amount of **\$2,300.00** and for the items specified on said documents.

BE IT FURTHER RESOLVED that the Planning Board Chairperson is hereby directed to sign and date the Town of Canandaigua Surety Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
NMS BROWNCROFT, LLC
3411 WEST LAKE BLVD – RLD ZONING DISTRICT
CPN 20-062 TM# 98.13-1-7.000
SINGLE-STAGE SITE PLAN APPROVAL

1ST 90 DAY EXTENSION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for a 90-day extension of the Single-Stage Site Plan approval to construct home additions, a detached garage, and associated improvements on a parcel with an existing house located at 3411 West Lake Blvd within the RLD Zoning District and detailed on site plans prepared by Venezia Land Surveyors and Civil Engineers, dated September 18, 2020, last revised October 15, 2020, and approved by the Planning Board at their October 27, 2020 meeting; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the October 27, 2020 Planning Board meeting and requested the first 90 day extension from the Planning Board; and

WHEREAS, the Planning Board has reviewed the public record on said Action; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (October 27, 2020)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Single-Stage Subdivision Plan Approval is hereby approved for the first (1) 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the date of April 25, 2021. The new expiration date is July 24, 2021.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse -
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
NMS BROWNCROFT, LLC
3411 WEST LAKE BLVD – RLD ZONING DISTRICT
CPN 20-062 TM# 98.13-1-7.000
SINGLE-STAGE SITE PLAN APPROVAL

2ND 90 DAY EXTENSION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for a second 90-day extension of the Single-Stage Site Plan approval to construct home additions, a detached garage, and associated improvements on a parcel with an existing house located at 3411 West Lake Blvd within the RLD Zoning District and detailed on site plans prepared by Venezia Land Surveyors and Civil Engineers, dated September 18, 2020, last revised October 15, 2020, and approved by the Planning Board at their October 27, 2020 meeting; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the October 27, 2020 Planning Board meeting and requested the second 90 day extension from the Planning Board; and

WHEREAS, the Planning Board has reviewed the public record on said Action; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (October 27, 2020)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Single-Stage Subdivision Plan Approval is hereby approved for the second (2) 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the date of July 24, 2021. The new expiration date is **October 22, 2021**.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MORRELL BUILDERS INC.
PRELIMINARY OVERALL (PHASED) SUBDIVISION PLAN APPLICATION
PIERCE BROOK SUBDIVISION
0000 STATE ROUTE 21 & 0000 PARRISH STREET EXTENSION
SCR-1 ZONING DISTRICT
CPN 21-052 – TM# 97.02-1-52.100 & 97.00-2-2.000

SEQR – INTENT TO BE LEAD AGENCY RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Preliminary Overall (Phased) Subdivision Approval to subdivide 95.0± acres to create three (3) Sections with Section 1 containing 34 units, Section 2 containing 29 units, and Section 3 containing 29 units for a total of 92 parcels for 92 residential single-family townhomes, and associated infrastructure and site improvements in the Southern Corridor Residential (SCR-1) zoning district located at 0000 State Route 21 and 0000 Parrish Street Extension, and detailed on site plans dated May 21, 2021, prepared by Marathon Engineering, and all other relevant information submitted as of July 13, 2021 (the current application); and

WHEREAS, the Planning Board has reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by Marathon Engineering (hereinafter referred to as Applicant) on the above referenced Preliminary Subdivision Application (hereinafter referred to as Action); and

WHEREAS, the Planning Board determines that said Action is classified as a Type I Action under the SEQR Regulations; and

WHEREAS, the Planning Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency to insure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

BE IT FURTHER RESOLVED, that the Development Office and Town Engineer (MRB Group, D.P.C.) are directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, July 13, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

Gary Humes -
Charles Oyler -
Ryan Staychock -
Bob Lacourse –
Amanda VanLaeken -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MORRELL BUILDERS INC.
PRELIMINARY OVERALL (PHASED) SUBDIVISION PLAN APPLICATION
PIERCE BROOK SUBDIVISION
0000 STATE ROUTE 21 & 0000 PARRISH STREET EXTENSION
SCR-1 ZONING DISTRICT
CPN 21-052 – TM# 97.02-1-52.100 & 97.00-2-2.000

SEQR – INTENT TO BE LEAD AGENCY RESOLUTION

I, John Robortella, Secretary of the Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Town of Canandaigua Planning Board for the July 13, 2021 meeting.

John Robortella, Secretary of the Board

L. S.