

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 August 24, 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**, the applicant is working on revised plans which have not yet been submitted to the Town; 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 **October 12, 2021** Planning Board Meeting.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, August 24, 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 August 24, 2021 meeting.

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 – DECLARING 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 August 24, 2021 (the current application); and

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) on July 13, 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, August 24, 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 August 24, 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  
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SCR-1 ZONING DISTRICT  
CPN 21-052 – TM# 97.02-1-52.100 & 97.00-2-2.000

**SEQR – DETERMINATION OF SIGNIFICANCE 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 August 24, 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 August 24, 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, August 24, 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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TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
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**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 August 24, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

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

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

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-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:<br>3535 EAST LAKE RD RESIDENTIAL DEVELOPMENT   |              |                                     |
| Project Location (describe, and attach a general location map):<br>TM#98.19-1-20.100, 3535 EAST LAKE RD, CANANDAIGUA, NY  |              |                                     |
| Brief Description of Proposed Action (include purpose or need):<br>The proposed project will include the new development of 29 multi-family apartment buildings (116 units), 452 parking spaces, 11 single family residential homes and roads to provide access to dwellings. |              |                                     |
| Name of Applicant/Sponsor:<br>ATL CONTRACTORS LLC, ANGELO LICCIARDELLO  |              | Telephone: 585-820-0930             |
|   |              | E-Mail: ALHUNTER@ROCHESTER.RR.COM   |
| Address: 8242 EAST BLUFF DR   |              |                                     |
| City/PO: PENN YAN   | State: NY    | Zip Code: 14527                     |
| Project Contact (if not same as sponsor; give name and title/role):<br>MARKS ENGINEERING, BRENNAN MARKS   |              | Telephone: 585-905-0360             |
|   |              | E-Mail: BMARKS@MARKSENGINEERING.COM |
| Address:<br>42 BEEMAN ST  |              |                                     |
| City/PO:<br>CANANDAIGUA   | State:<br>NY | Zip Code:<br>14424                  |
| Property Owner (if not same as sponsor):<br>CAROL EIFFERT   |              | Telephone:                          |
|   |              | E-Mail:                             |
| Address:<br>3523 ABBEY RD   |              |                                     |
| 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees | Town Board                                       |   |
| b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission     | Town Planning Board                              |   |
| c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals          |  |   |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                   |  |   |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | County Board                                     |   |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |  |   |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |   |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       |  |   |
| i. Coastal Resources.   |  |   |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?                         |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?                      |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area?  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

## C. Planning and Zoning

### C.1. Planning and zoning actions.

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

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

### C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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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):

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### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance, ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
R-1-20, MIXED USE OVERLAY-3

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 DEPT., ONTARIO COUNTY SHERIFF, NYS STATE POLICE

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

CANANDAIGUA FIRE DEPARTMENT, CANANDAIGUA EMERGENCY SQUAD, FINGER LAKES AMBULANCE

d. What parks serve the project site?

KERSHAW PARK, LAGOON PARK

### D. Project Details

#### D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 44.473 acres

b. Total acreage to be physically disturbed? 40.4 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 40.4 acres

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

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

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

If Yes,

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

Residential

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

iii. Number of lots proposed? 1

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: 12 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> |                   |                     |                                       |    |
| 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  |                   |                     |                                       | 29 |
| At completion of all phases  |                   |                     |                                       |    |

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

|   |  |
|---|--|
| h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> |  |
| If Yes,   |  |
| i. Purpose of the impoundment: <u>Stormwater Management Pond</u>  |  |
| ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: _____  |  |
| <u>Stormwater</u>   |  |
| iii. If other than water, identify the type of impounded/contained liquids and their source. _____  |  |
| iv. Approximate size of the proposed impoundment. Volume: <u>0.415</u> million gallons; surface area: <u>0.424</u> acres  |  |
| v. Dimensions of the proposed dam or impounding structure: <u>3</u> height; <u>245</u> length   |  |
| vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth Fill</u>  |  |

### D.2. Project Operations

|  |  |
|--|--|
| a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> |  |
| If Yes:  |  |
| i. What is the purpose of the excavation or dredging? _____  |  |
| ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  |  |
| <ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>   |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> |  |
| If Yes:   |  |
| i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____   |  |
| _____   |  |
| _____   |  |

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

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

☐ Yes ☐ No

If Yes, describe:

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

☐ Yes ☐ No

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 44660 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: Canandaigua Consolidated Water District
- 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: \_\_\_\_\_ 44660 gallons/day

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

Sanitary wastewater

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

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Canandaigua Wastewater Treatment Plant
- Name of district: Ontario County Sewer 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"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project?<br/>If Yes:               <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul> </li> </ul>   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |   |
| Extensions include new sewer lines to provide access to multi-family apartment buildings. _____   |  |   |
| iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?<br>If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>  | <input type="checkbox"/> Yes <input checked="" 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):<br>_____<br>_____   |  |   |
| vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____<br>_____<br>_____  |  |   |
| 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?<br>If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?<br/>                 _____ Square feet or <u>15.44</u> acres (impervious surface)<br/>                 _____ Square feet or <u>33.18</u> acres (parcel size)</li> <li>ii. Describe types of new point sources. <u>Ditches, swales, curbs, gutters, post construction sheet flow.</u></li> <li>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)?<br/> <u>Stormwater will be directed to on-site stormwater management structures such as open swales, vegetative filter strips (groundwater infiltration), and a wet pond (on-site surface water).</u></li> </ul> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |   |
| <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: <u>Wet pond.</u></li> <li>• Will stormwater runoff flow to adjacent properties? _____</li> </ul>  |  |   |
| iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |   |
| f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?<br>If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</li> </ul>   | <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?<br>If Yes: <ul style="list-style-type: none"> <li>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)</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><input type="checkbox"/> Yes <input type="checkbox"/> No |

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

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☐ Weekend  
☐ Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

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

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iii. Parking spaces: Existing 0 Proposed 452 Net increase/decrease 452

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 9:00AM-5:00PM
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: Always/Residential
- Saturday: Always/Residential
- Sunday: Always/Residential
- Holidays: Always/Residential

|  |  |
|--|--|
| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>   |  |
| <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>   |  |
| <p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:<br/> <u>Standard street lighting and apartment lighting, all lights to be dark sky compliant.</u></p>  |  |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <u>Trees that may act as natural light barriers will be removed.</u></p>   |  |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <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"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> |  |

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): Mid Successional

ii. If mix of uses, generally describe: \_\_\_\_\_

Primarily mid successional but surrounded by other land uses as specified. \_\_\_\_\_

b. Land uses and covertypes on the project site.

| Land use or Covertypes   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 0               | 15.44                            | 15.44              |
| • Forested   | 0               |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 33.18           | 17.74                            | 15.44              |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 0               |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 0               |                                  |                    |
| • Wetlands (freshwater or tidal)   | 0               |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)   | 0               |                                  |                    |
| • Other Describe: _____  |                 |                                  |                    |

|  |   |
|--|---|
| <p>c. Is the project site presently used by members of the community for public recreation?<br/> i. If Yes: explain: _____</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?<br/> If Yes,<br/> i. Identify Facilities: _____<br/> _____</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <p>e. Does the project site contain an existing dam?<br/> If Yes:<br/> i. Dimensions of the dam and impoundment:<br/> • Dam height: _____ feet<br/> • Dam length: _____ feet<br/> • Surface area: _____ acres<br/> • Volume impounded: _____ gallons OR acre-feet<br/> ii. Dam's existing hazard classification: _____<br/> iii. Provide date and summarize results of last inspection: _____<br/> _____</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?<br/> If Yes:<br/> i. Has the facility been formally closed?<br/> • If yes, cite sources/documentation: _____<br/> ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____<br/> _____</p>  | <input type="checkbox"/> Yes <input checked="" 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?<br/> If Yes:<br/> i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____<br/> _____</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?<br/> If Yes:<br/> i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:<br/> <input type="checkbox"/> Yes – Spills Incidents database      Provide DEC ID number(s): _____<br/> <input type="checkbox"/> Yes – Environmental Site Remediation database      Provide DEC ID number(s): _____<br/> <input type="checkbox"/> Neither database<br/> ii. If site has been subject of RCRA corrective activities, describe control measures: _____<br/> _____</p> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?<br/> If yes, provide DEC ID number(s): _____<br/> iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____<br/> _____</p>  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



|   |                        |
|---|------------------------|
| v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>  |                        |
| <ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul> |                        |
| <b>E.2. Natural Resources On or Near Project Site</b>   |                        |
| a. What is the average depth to bedrock on the project site? _____ 12 feet  |                        |
| b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |                        |
| If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %   |                        |
| c. Predominant soil type(s) present on project site:  |                        |
| B   | 13.6 %                 |
| C   | 38.55 %                |
| D   | 47.9 %                 |
| d. What is the average depth to the water table on the project site? Average: _____ 6 feet  |                        |
| c. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 90 % of site  |                        |
| <input checked="" type="checkbox"/> Moderately Well Drained: _____ 10 % of site   |                        |
| <input type="checkbox"/> Poorly Drained _____ % of site   |                        |
| f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 90 % of site  |                        |
| <input type="checkbox"/> 10-15%: _____ 9 % of site  |                        |
| <input checked="" type="checkbox"/> 15% or greater: _____ >1 % of site  |                        |
| g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |                        |
| 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)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |                        |
| ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |                        |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |                        |
| iv. For each identified regulated wetland and waterbody on the project site, provide the following information:   |                        |
| • Streams: Name _____   | Classification _____   |
| • Lakes or Ponds: Name _____  | Classification _____   |
| • Wetlands: Name _____  | Approximate Size _____ |
| • Wetland No. (if regulated by DEC) _____   |                        |
| v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |                        |
| If yes, name of impaired water body/bodies and basis for listing as impaired: _____   |                        |
| i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |                        |
| j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |                        |
| k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>   |                        |
| l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |                        |
| 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="border-bottom: 1px solid black; width: 33%;">Squirrels</td> <td style="border-bottom: 1px solid black; width: 33%;">White-footed mouse</td> <td style="border-bottom: 1px solid black; width: 33%;">Possible Frogs</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Cottontail Rabbits</td> <td style="border-bottom: 1px solid black;">Eastern Coyote</td> <td style="border-bottom: 1px solid black;">Various bird species</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Eastern Chipmunk</td> <td style="border-bottom: 1px solid black;">Possible Turtles</td> <td style="border-bottom: 1px solid black;">Racoons</td> </tr> </table> |                    |                      | Squirrels | White-footed mouse | Possible Frogs | Cottontail Rabbits | Eastern Coyote | Various bird species | Eastern Chipmunk | Possible Turtles | Racoons |
| Squirrels   | White-footed mouse | Possible Frogs       |           |                    |                |                    |                |                      |                  |                  |         |
| Cottontail Rabbits  | Eastern Coyote     | Various bird species |           |                    |                |                    |                |                      |                  |                  |         |
| Eastern Chipmunk  | Possible Turtles   | Racoons              |           |                    |                |                    |                |                      |                  |                  |         |
| <p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>   |                    |                      |           |                    |                |                    |                |                      |                  |                  |         |
| <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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>   |                    |                      |           |                    |                |                    |                |                      |                  |                  |         |
| <p><b>E.3. Designated Public Resources On or Near Project Site</b></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>   |                    |                      |           |                    |                |                    |                |                      |                  |                  |         |
| <p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>  |                    |                      |           |                    |                |                    |                |                      |                  |                  |         |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>   |  |
| 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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>  |  |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>  |  |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>   |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>Canandaigua Lake</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Local source of recreation and water supply</u></li> <li>iii. Distance between project and resource: <u>0.1</u> miles.</li> </ul>  |  |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  |  |
| If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>  |  |

#### F. Additional Information

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

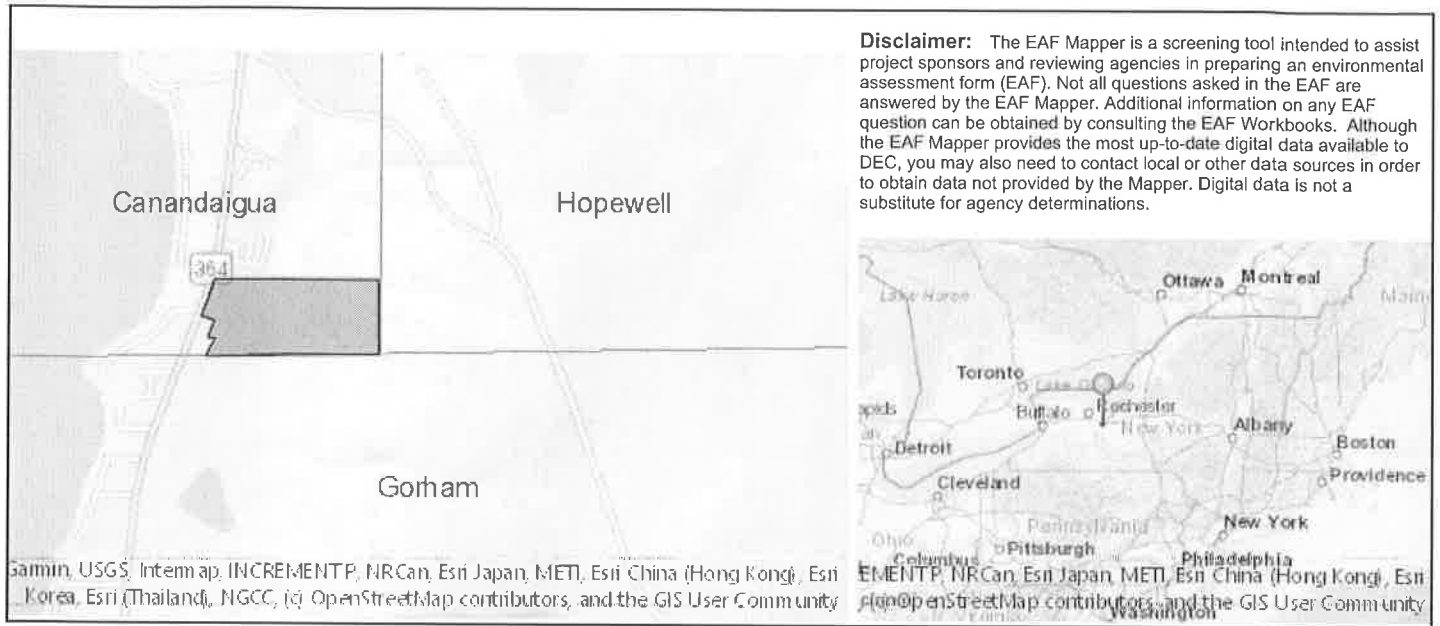
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

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

Applicant/Sponsor Name ANGELO LICCIARDELLO Date \_\_\_\_\_

Signature s/Salvatore Licciardello, Esq Title DEVELOPER'S ATTORNEY



|  |   |
|--|---|
| 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: Pierce Brook Subdivision

Date: August 24, 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.

| <b>1. Impact on Land</b><br>Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)<br><i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i> | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES |
|---|-----------------------------|---|
|   | Relevant Part I Question(s) | No, or small 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"/>                |
| b. The proposed action may involve construction on slopes of 15% or greater.  | E2f                         | <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"/>                |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.  | D2a                         | <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"/>                |
| 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"/>                |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area.   | B1i                         | <input type="checkbox"/>                |
| h. Other impacts: _____   |                             | <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.<br>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: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

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

☒ NO

☐ YES

*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.<br>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: _____<br>_____   |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

#### 5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☒ NO

☐ YES

*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: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

| <b>6. Impacts on Air</b><br>The proposed action may include a state regulated air emission source.<br>(See Part 1. D.2.f., D.2.h, D.2.g)<br><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:<br>i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )<br>ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)<br>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)<br>iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )<br>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions<br>vi. 43 tons/year or more of methane | D2g<br>D2g<br>D2g<br>D2g<br>D2g<br>D2h | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><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: _____<br>_____  |  | <input type="checkbox"/>   | <input type="checkbox"/>   |

| <b>7. Impact on Plants and Animals</b><br>The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)<br><i>If "Yes", answer questions a - j. If "No", move on to Section 8.</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 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.<br>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.<br>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"/> |

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>8. Impact on Agricultural Resources</b><br>The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES<br><i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| 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"/>                  |

| <b>9. Impact on Aesthetic Resources</b><br>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.)<br><i>If "Yes", answer questions a - g. If "No", go to Section 10.</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. 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:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round   | E3h                         | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities   | E3h<br>E2q,<br>E1c          | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><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:<br>0-1/2 mile<br>1/2 -3 mile<br>3-5 mile<br>5+ mile   | D1a, E1a,<br>D1f, D1g       | <input type="checkbox"/>                             | <input type="checkbox"/>                             |
| g. Other impacts: _____<br>_____   |                             | <input type="checkbox"/>                             | <input type="checkbox"/>                             |

| <b>10. Impact on Historic and Archeological Resources</b><br>The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)<br><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.<br>Source: _____   | E3g                         | <input type="checkbox"/>      | <input type="checkbox"/>                |

|  |                            |                          |                          |
|--|----------------------------|--------------------------|--------------------------|
| d. Other impacts: _____  |                            | <input type="checkbox"/> | <input type="checkbox"/> |
| e. 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"/> |

|   |                                    |  |   |
|---|------------------------------------|--|---|
| <b>11. Impact on Open Space and Recreation</b><br>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.<br>(See Part 1. C.2.c, E.1.c., E.2.q.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 12.</i> |                                    |  |   |
|   |                                    | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES              |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>   | <b>Moderate to large impact may occur</b> |
| 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"/>                  |

|   |                                    |  |   |
|---|------------------------------------|--|---|
| <b>12. Impact on Critical Environmental Areas</b><br>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)<br><i>If "Yes", answer questions a - c. If "No", go to Section 13.</i> |                                    |  |   |
|   |                                    | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES              |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>   | <b>Moderate to large impact may occur</b> |
| 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: _____<br>_____  |          | <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<br>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,<br>D2r            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| m. Other impacts: _____<br>_____  |                             |                               |                                    |

**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<br>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,<br>D1d, D1f,<br>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<br>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: _____<br>_____   |                                   | <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<br>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<br>E1a, E1b<br>E2g, E2h | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. Other impacts: _____<br>_____   |                                | <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, August 24, 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: Pierce Brook Subdivision

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: August 24, 2021

Signature of Preparer (if different from Responsible Officer)

MRB Group D.P.C. Date: August 24, 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](mailto: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  
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

**CONTINUATION 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 August 24, 2021 (the current application); and

**WHEREAS**, the Planning Board requested that the Preliminary Overall Subdivision Plans be revised to address all comments from the Board and comments received from staff and outside agencies; 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 application to their September 14, 2021 Planning Board Meeting.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, August 24, 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 August 24, 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

**PRELIMINARY OVERALL (PHASED) SUBDIVISION PLAN APPROVAL**

**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 August 24, 2021 (the current application); and

**WHEREAS**, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Planning Board declared this to be a Type I Action and a Determination of Non-Significance was adopted August 24, 2021; and

**WHEREAS**, in compliance with NYS Town Law, the Planning Board held a public hearing on the Preliminary Overall (Phased) Site Plan application at its meeting dates of June 22, 2021, August 10, 2021, and August 24, 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. The Preliminary Overall (Phased) Subdivision Plan Approval with conditions as specified is valid for a period of 180 days from today. If revised Preliminary Overall (Phased) Subdivision Plans meeting all conditions of approval have not been submitted and signed prior to the end of this period, then this resolution shall become null and void unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once the Preliminary Overall Subdivision Plans are signed by the Planning Board Chairman they're to be filed in the office of the Ontario County Clerk within sixty-two (62) days from the date of approval or such approval shall expire (NYS Town Law Section 276-11).
3. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of building permits pursuant to Town Code Chapter 111 and NYS Town Law.
4. A Management and Operation Plan/ Agreement for the overall project shall be submitted to the Town Attorney for review and approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Preliminary Overall (Phased) Subdivision Plans.
5. The comments within the Town Engineer comment letter dated August 4, 2021 and any subsequent reviews 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  
MORRELL BUILDERS INC.  
PRELIMINARY OVERALL (PHASED) SUBDIVISION PLAN APPLICATION  
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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

**PRELIMINARY OVERALL (PHASED) SUBDIVISION PLAN APPROVAL**

6. The comments within the Town Highway & Water Superintendent comment letter and any subsequent reviews are to be addressed to the satisfaction of the Town Highway & Water Superintendent prior to signing by the Planning Board Chairman.
7. All comments from Canandaigua Lake County Sewer District are to be addressed and approval of the sanitary sewer design and district extension are required as part of the Final Phase 1 Site Plan Approval.
8. All comments from NYS Department of Transportation (DOT) are to be addressed and approval of the design as part of the Final Phase 1 Site Plan Approval.
9. The subdivision plans are to be revised to delineate a Conservation Easement, 100 feet off center, on both sides of the stream is to be provided to the Town of Canandaigua. The language of said easement is to be forwarded to the Town Attorney for review and approval.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, August 24, 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 August 24, 2021 meeting.

\_\_\_\_\_ L. S.

John Robortella, Secretary of the Board



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**SEQR – DETERMINATION OF NON-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 to construct a two-story, 8,000 square foot commercial/retail building with parking, stormwater management, and other associated site improvements in the Community Commercial (CC) zoning district located at 2536 Rochester Road and detailed on site plans dated June 9, 2021, last revised August 19, 2021, prepared by BME Associates, and all other relevant information submitted as of August 24, 2021 (the current application); and

**WHEREAS**, the Planning Board has reviewed the Short Environmental Assessment Form Part 1, prepared by the applicant's engineer on the above referenced Site Plan application (hereinafter referred to as Action); and

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

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

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

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

**WHEREAS**, the Planning Board has completed Part 2 and Part 3 of the Short Environmental Assessment Form; and

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**SEQR – DETERMINATION OF NON-SIGNIFICANCE RESOLUTION**

- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) the site is not located within an identified archaeological sensitive area;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

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

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

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, August 24, 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  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**SEQR – DETERMINATION OF NON-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 August 24, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**SITE PLAN 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 to construct a two-story, 8,000 square foot commercial/retail building with parking, stormwater management, and other associated site improvements in the Community Commercial (CC) zoning district located at 2536 Rochester Road and detailed on site plans dated June 9, 2021, last revised August 19, 2021, prepared by BME Associates, and all other relevant information submitted as of August 24, 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 an Unlisted action and subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

**WHEREAS**, on August 24, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

**WHEREAS**, the requested variances were granted at the ZBA meeting on July 20, 2021; and

**WHEREAS**, due to the proposed plan changes, the application will be required to go back to the ZBA for additional area variances; 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. 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.
4. Prior to signatures being affixed to the plans all comments from the Canandaigua-Farmington Water & Sewer District Superintendent are to be addressed.
5. 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).
6. A separate approval by the Planning Board is required for any building and ground signage.
7. All site security lighting is to comply with the Town lighting regulations contained in §220-77 of the Town Code.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
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SINGLE-STAGE SITE PLAN APPROVAL

**SITE PLAN APPROVAL RESOLUTION**

8. Site Plan approval is conditioned on obtaining area variances from the ZBA. All variances are to be detailed on the plans prior to signatures being obtained by the Planning Board Chairman.
9. The following notes regarding phosphorous use are to be added to the landscaping 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 NYSDEC requirements.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, August 10, 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 August 10, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

Project: Canandaigua Crossings

Date: August 24, 2021

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

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

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

### *Short Environmental Assessment Form*

#### *Part 3 Determination of Significance*

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

The Planning Board, as the designated lead agency for this Action, under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on August 24, 2021 as determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

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

Town of Canandaigua Planning Board

August 24, 2021

Name of Lead Agency

Date

Charles Oyler

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Lance S. Brabant - MRB Group

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

1. The Planning Board has received an application for a Single-Stage Site Plan Approval to construct a two-story, 8,000 square foot commercial/retail building with parking, stormwater management, and other associated site improvements in the Community Commercial (CC) zoning district located at 2536 Rochester Road.
2. Detailed on site plans dated June 9, 2021, last revised August 19, 2021, prepared by BME Associates, and all other relevant information submitted as of August 24, 2021.
3. On Tuesday, July 27, 2021 and on August 10, 2021, and August 24, 2021 in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
4. The Planning Board has classified the project as an Unlisted Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations.
5. On August 24, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR.
6. A Zoning Determination was completed by the Zoning Officer dated June 23, 2021:

**DETERMINATION:**

- Applicant proposes a commercial structure 57' from front parcel boundary when 150' is required.
- Applicant proposes a commercial structure 33' from the rear parcel boundary when 40' is required.
- Commercial structures are a principally permitted use within the CC zoning district.

**REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:**

- This application is required to be reviewed by the Ontario County Planning Board due to the parcel's proximity to State Route 332.

**REFERRAL TO ZONING BOARD OF APPEALS FOR:**

- Applicant requires a 93' front setback area variance.
- Applicant requires a 7' rear setback area variance.

**REFERRAL TO PLANNING BOARD FOR:**

- This application is required to be reviewed by the Town of Canandaigua Planning Board as the development which exceeds 1,000 square feet in 'CC' zoning district. Parking requirements shall be determined by the Town of Canandaigua Planning Board in the course of their respective reviews of any site plan.

**CODE SECTIONS:** Chapters §1-17; §220; §220-23; §220-33; §220-64; §220-73

7. This application was referred to the following agencies for review and comment:
  - Robin MacDonald, Canandaigua-Farmington Water and Sewer District
  - Tad Gerace, Ontario County Soil & Water Conservation District
  - Tim McElligott, Canandaigua Lake County Sewer District
  - Chris Jensen, Town CEO
  - Town Environmental Conservation Board
  - James Fletcher, Town Highway and Water Superintendent

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

- MRB Group
- Ontario County Planning Board
- Frank Magnera, Canandaigua City Fire Department
- Greg Trost, NYSDOT
- Finger Lakes Railway

8. A referral to the Ontario County Planning Board (OCPB) was completed and comments were provided.

**Comments**

- 1) What landscaping will be provided around the building foundation or in the area between the sidewalk and the curb? Landscaping may include ground plants, planters, hanging baskets etc.
- 2) Applicant representative clarified
  - a. Drive lane around building is 20' wide.
  - b. 20' light poles with dark sky compliant fixtures will be installed.
  - c. The buffer area where the 5' waiver is requested abuts the rail spur.
  - d. Indicated the open space requirement for this property under current regulations is 30 percent not 40 percent as stated in application materials.

**CLCSD Comments**

- 1) Plans need to be submitted to this office for review and comment. Permit for new connection will be required.

**OCSWCD Comments**

- 1) Outlet of culvert under railway at 775.94 and grading plan shows created berm at 778.84. Alteration of stormwater drainage there may have negative impacts on flow.
- 2) Silt fence placed near railway culvert outlet. May be a problem based on stormwater volume.
- 3) Temporary soil stockpile should have silt fence distance 10' from toe of slope steeper than 3H:1V. Winter conditions require 15'. This area seems too small for soil stockpile under those conditions.
- 4) Concrete washout must be 100' from storm drain inlets (currently <50').
- 5) Bio-retention area location on site of construction staging area. Compaction may be a problem.

9. The Canandaigua Lake County Sewer District provided comments (see OCPB comments).
10. The Ontario County Soil & Water Conservation District provided comments (see OCPB comments).
11. No comments were received from Chris Jensen, Town CEO.
12. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
13. Comments were received from the Town ECB:

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

**Environmental concerns:**

- There are no woodlands, wetlands or endangered species impacted by this project
- Hydrologic concerns appear to be addressed and mitigation measures are detailed.
- 65% of the site will have impervious covering.
- Although front and rear setbacks fall short of current code, the developer notes compliance with those put forth in the proposed Form Based Code (FBC).
- Moving to a 2-story building helped reduce lot coverage and increase open space, but the parking space coverage seems excessive based on other community standards and there is no reference for the calculations noted on page 2 of the site plan.

**Additional Comments from the ECB Meeting:**

- Mr. Kochersberger noted this parcel is between Tom Wahls and Monroe Muffler.
- Artist renderings were shared from plan documentation for the planned distillery and ski/skateboard shop.
- Ms. Bonshak noted that the plans have just changed and Fullsend may not be moving from Main Street to this location. She also noted that the footprint is a little smaller and that they are asking now for two variances instead of three. Remaining variances are for the front and rear setbacks.
- Mr. Kochersberger said that the Open Space restrictions do not apply because this is not going to be a Multi-Use Overlay project. Ms. Bonshak said they will be under the normal CC zoning.
- Mr. Kochersberger said that they have further reduced parking slots to 67 in a recent letter to the ZBA. He questions their calculation of number of parking spots required as no explanation was given with calculation and it seems high. Ms. Bonshak commented that the plans now are proposing 64 parking spaces.
- Ms. Bonshak said that while FBC is still in draft form, it is going before the Town Board on July 19 and before the Planning Board for their comments. This project meets a lot of the intent of the FBC and is a good “kick-off” project. She noted that the developer enthusiastically embraced the FBC and that she will find out more information on their parking space calculations.
- Mr. Simpson said that any reductions that they can make in paved parking spots would be appreciated. Ms. Bonshak agreed and said she would be finding out more/having discussions about this.
- Ms. Hooker added that the artist rendering implies that there are no parking spaces in front of the building when by the plan there is a

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
CPN 21-056 – TM# 70.11-1-7.110  
SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

whole row of parking. She thinks that changes have happened to the plan and not all documents (ie artist rendering) have been appropriately updated. She offered that this rendering should be either updated to show the parking area (17 spots) or the rendering should not be used. Ms. Bonshak said that if they are amenable to moving the parking behind the building it would be wonderful but this may be an access issue. She will discuss this with the developer.

- Ms. Hooker questioned the access to the location and its curb cut. Plan looked to have a new curb cut by the railroad tracks. Ms. Bonshak thinks this will be the new access point and the older curb cut (by Monroe Muffler) will be abandoned.

**Recommendation:**

- The applicant presents a detailed project design which addresses drainage concerns and embraces aspects of the Form Based Code which is proposed but currently not approved for implementation. The setback variances are consistent with current neighboring properties and consistent with setbacks outlined in the FBC.
- The request for a decrease in open space requirement is related to a rather large number of parking spaces for this building with its proposed purposes. This should be better justified by the applicant. Also, “any off-street parking area with at least 20 off-street parking spaces shall designate a minimum of 10% of those spaces as reserved only for the handicapped”, so accessible parking spaces would need to increase.
- The ECB suggests that consideration be given to the use of permeable ground cover in the parking lot or patio / outdoor dining areas.
- The Form Based Code speaks to supporting a connected environment for bicyclists. The concrete sidewalk could become a future shared use path accommodating pedestrian and bicycle traffic, but would require a wider walkway not possible with this proposal. Paving with this project extends all the way to the sidewalk.

14. MRB Group provided comments in a letter dated July 23, 2021.

15. Comments were received from the Canandaigua City Fire Department in a letter dated July 1, 2021:

The Fire Department has reviewed the proposed Site Plan for 2536 State Route 332.

- Please ensure fire department sprinkler connection (FDC) is a 4” Storz with 30 degree down angle.
- Please install a Knox Box per Fire Department’s recommendations.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES REPRESENTING CANANDAIGUA CROSSINGS LLC  
2536 ROCHESTER ROAD – CC ZONING DISTRICT  
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SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

16. Greg Trost, NYSDOT, provided comments in an email dated June 23, 2021:

Thanks for sending that. It looks like there is not much going on in the State right-of-way, except for sidewalk and drainage. Those connections will need a permit. The driveway shows it to stay in the same location, so nothing needed for that. Just recently I was discussing this project with BME Associates and let them know I would be interested in their plans and their drainage report. I see something contradictory to the record plans and would like to verify the difference. Also, any utility connections in the State ROW will need a permit.

17. The Canandaigua-Farmington Water & Sewer District provided comments in two emails dated July 9, 2021:

1. Utility Note # 14 Needs to state 4" DR-14 PVC Pipe is to be installed not Ductile iron cement lined class 52
2. Utility Note # 15 Needs to state 3,000 PSI concrete is to be used for water thrust blocking.
3. Water tap is to be on the 12" watermain on 332 for contractor to verify type, size, and location prior to construction and notify design engineer of any discrepancies. Not tapping the 20" Watermain .

Sorry for any confusion. Please Change # 3 to tap 20" watermain and for it to be still verify type, size, and location prior to construction and notify design engineer of and discrepancies.

18. No comments were received from the Finger Lakes Railway.

19. Planning Board has reviewed and considered all comments received.

20. 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.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SUE STEELE LANDSCAPE ARCHITECTURE, PLLC REPRESENTING 40 STEPS LLC  
4655 COUNTY ROAD 16 – RLD ZONING DISTRICT  
CPN 21-063 – TM# 140.11-1-11.000  
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 Single-Stage Site Plan Approval for rear yard (lakeside) access improvements for an existing residence; including steps, grading, retaining walls, tram system. patio rehabilitation, and associated site improvements on an existing lot within the RLD zoning district, as shown on the Single Stage Site Plan titled “Patio Rehabilitation & Accessibility Improvements” dated July 7, 2021, last revised July 16, 2021, prepared by Sue Steele Landscape Architecture, PLLC, and all other relevant information submitted as of August 24, 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, August 24, 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 August 24, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SUE STEELE LANDSCAPE ARCHITECTURE, PLLC REPRESENTING 40 STEPS LLC  
4655 COUNTY ROAD 16 – RLD ZONING DISTRICT  
CPN 21-063 – TM# 140.11-1-11.000  
SINGLE-STAGE SITE PLAN APPROVAL

**SINGLE STAGE SITE PLAN APPROVAL RESOLUTION**

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering Single-Stage Site Plan Approval for rear yard (lakeside) access improvements for an existing residence; including steps, grading, retaining walls, tram system, patio rehabilitation, and associated site improvements on an existing lot within the RLD zoning district, as shown on the Single Stage Site Plan titled “Patio Rehabilitation & Accessibility Improvements” dated July 7, 2021, last revised July 16, 2021, prepared by Sue Steele Landscape Architecture, PLLC, and all other relevant information submitted as of August 24, 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 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. 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.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, August 24, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SUE STEELE LANDSCAPE ARCHITECTURE, PLLC REPRESENTING 40 STEPS LLC  
4655 COUNTY ROAD 16 – RLD ZONING DISTRICT  
CPN 21-063 – TM# 140.11-1-11.000  
SINGLE-STAGE SITE PLAN APPROVAL

**SINGLE STAGE SITE PLAN APPROVAL RESOLUTION**

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 August 24, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SUE STEELE LANDSCAPE ARCHITECTURE, PLLC REPRESENTING 40 STEPS LLC  
4655 COUNTY ROAD 16 – RLD ZONING DISTRICT  
CPN 21-063 – TM# 140.11-1-11.000  
SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

1. The Town of Canandaigua Planning Board is considering Single-Stage Site Plan Approval for rear yard (lakeside) access improvements for an existing residence; including steps, grading, retaining walls, tram system, patio rehabilitation, and associated site improvements on an existing lot within the RLD zoning district.
2. The project is detailed on Single-Stage Site Plan titled "Patio Rehabilitation & Accessibility Improvements" dated July 7, 2021, last revised July 16, 2021, prepared by Sue Steele Landscape Architecture, PLLC, and all other relevant information submitted as of August 24, 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. A Zoning Law Determination was prepared dated July 29, 2021:

**DETERMINATION:**

- Proposed improvements are permitted, with Planning Board approval, within the RLD Zoning District.

**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 and County Road 16.

**REFERRAL TO PLANNING BOARD FOR:**

- Site plan approval is required for development in the Residential Lake District which exceeds 1,000 square feet or such thresholds as would require a permit to be issued pursuant to Chapter 165, Soil Erosion and Sedimentation Control.

**CODE SECTIONS:** Chapters §1-17; §220; §220-64; §165

6. This application was referred to the following agencies for review and comment:
  - Tyler Ohle, Watershed Inspector
  - Chris Jensen, Town CEO
  - Town Environmental Conservation Board
  - James Fletcher, Town Highway and Water Superintendent
  - MRB Group
  - Ontario County Planning Board
  - Kevin Olvany, Canandaigua Lake Watershed Council
7. No comments were received from Tyler Ohle, Watershed Inspector.
8. No comments were received from Chris Jensen, Town CEO.
9. Comments were received from the Town ECB at their August 5, 2021 meeting:

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
SUE STEELE LANDSCAPE ARCHITECTURE, PLLC REPRESENTING 40 STEPS LLC  
4655 COUNTY ROAD 16 – RLD ZONING DISTRICT  
CPN 21-063 – TM# 140.11-1-11.000  
SINGLE-STAGE SITE PLAN APPROVAL

**FINDINGS**

10. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
11. Comments were received from MRB, Group in a letter dated August 16, 2021.
12. No comments were received from Ontario County Planning Board.
13. No comments were received from Kevin Olvany, Canandaigua Lake Watershed Council.
14. The Planning Board has considered all comments as part of their review of the application.
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  
ACTION RESOLUTION – SURETY RELEASE**

**APPLICANT(S): VENEZIA ASSOCIATES LLC**  
**PROJECT NAME – FOX RIDGE PHASE 5B-1**  
**LOC RELEASE NO. 1 (PARTIAL)**  
**CPN No. 19-082**

**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 and MRB letter of recommendation dated July 29, 2021 describing the items involved with the subject Release No. 1 (partial) of the Surety 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 in the amount of \$12,055.50 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, August 24, 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 August 24, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

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

**APPLICANT(S): BROVITZ/ SETTLERS HOLDINGS, LLC**  
**PROJECT NAME – 5265 MENTETH DRIVE**  
**EROSION & SEDIMENT CONTROL SURETY RELEASE NO. 1 (FINAL)**  
**CPN No. 19-083**

**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 **\$11,866.80** 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, August 24, 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 August 24, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board

L. S.

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

**APPLICANT(S): GERBER HOMES FOR JENNISON/ FOWLER**  
**PROJECT NAME – 5755 SMITH ROAD**  
**EROSION & SEDIMENT CONTROL SURETY RELEASE NO. 1 (FINAL)**  
**CPN No. 20-043**

**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 **\$2,000.00** 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, August 24, 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 August 24, 2021 meeting.

\_\_\_\_\_  
John Robortella, Secretary of the Board