

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MCFARLAND JOHNSON REPRESENTING
ONTARIO COUNTY INDUSTRIAL DEVELOPMENT AGENCY
2450 BRICKYARD ROAD – I-INDUSTRIAL ZONING DISTRICT
CPN 20-074 TM# 70.00-1-74.110
SINGLE STAGE SITE PLAN APPROVAL

90-DAY EXTENSION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for a 90-day extension of the a Single Stage Site Plan Approval for the construction of a new building accessory to the existing airport use located at 2450 Brickyard Road in the I Zoning District, and detailed on the Site Plans prepared by McFarland Johnson, dated October 7, 2020, and all other relevant information as approved at the November 24, 2020 Planning Board meeting; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the November 24, 2020 Planning Board meeting and requested a 90 day extension; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (November 24, 2020)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Single-Stage Site Plan Approval is hereby approved for a 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the date of August 9, 2021. The new expiration date is **November 7, 2021.**

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MARKS ENGINEERING REPRESENTING WILLIAM METROSE
5100 & 5150 BRISTOL ROAD – R-1-20/AR-2 ZONING DISTRICT
CPN 21-005 TM# 83.00-1-7.150 & 83.00-1-8.000
FINAL CONSERVATION SUBDIVISION PLAN APPROVAL

90-DAY EXTENSION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a request for a 90-day extension of the Final Conservation Subdivision Plan Approval for 11 lot subdivision, subdividing an existing 7.43 Acre parent parcel to create 10 residential parcels for single-family dwellings and 1 parcel for open space, and detailed on the Final Conservation Subdivision Plans prepared by Marks Engineering dated January 6, 2021, and all other relevant information as approved at the March 23, 2021 Planning Board meeting; and

WHEREAS, the applicant is still working to address the conditions of approval granted at the May 23, 2021 Planning Board meeting and requested a 90 day extension; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board ☒ **Approves with Previous Conditions (May 23, 2021)** ☐ **Approves with the following Conditions;** or ☐ **Denies the application** for the following reasons:

The Single-Stage Site Plan Approval is hereby approved for a 90-day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the date of September 19, 2021. The new expiration date is **December 18, 2021.**

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

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

SEQR – 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, last revised August 20, 2021 prepared by Marathon Engineering, and all other relevant information submitted as of September 14, 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, September 14, 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 September 14, 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 I 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 I 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 I is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Pierce Brook Subdivision		
Project Location (describe, and attach a general location map): State Route 21 South & Parrish St Extension		
Brief Description of Proposed Action (include purpose or need): The project site is 95.0 +/- acres located at the southeast corner of Bristol Road and Cheshire-McJannets Hill Road (each being NYS Route 21). The applicant is proposing to construct 92 for-sale townhome units in a configuration that maintains approximately 72 acres as open space. Included in the open space is the existing 16.2 acres of constrained lands to be (preserved). Natural surface trails, preserved/protected open space, and a pedestrian link to the Town Park and Town Trail system are among the amenities to be provided in the open space area. Site development features in association with the proposed project include buried utilities and service connections, signage, town dedicated roads, driveways, storm water infrastructure, grading, landscaping, and other associated construction activities. The road and utilities will cross the stream that bisects the site. A 100' structure setback is being provided along the stream corridor.		
Name of Applicant/Sponsor: Scott Morrell, Morrell Builders		Telephone: 585-249-8100
		E-Mail: scott.morrell@morrellbuilders.com
Address: 1501 Pittsford-Victor Rd, Ste 100		
City/PO: Victor	State: NY	Zip Code: 14564
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board - Site/subdivision Plan Appvl	June 2021
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ontario Co DPW - Sanitary Sewer, Sewer District Extension	June 2021
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOH, NYSDEC, NYSHPO, NYSDOT Water, Sewer, Subdivn, Archaeological, Entrance	June 2021
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE - Wetland	2022 / 2023
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

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?

SCR-1 Southern Corridor Residential District, R-1-20 Residential District

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

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

If Yes,

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

C.4. Existing community services.

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

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

Canandaigua City Police, Ontario County Sheriff

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

Canandaigua EMS, Cheshire Fire District

- d. What parks serve the project site?

Telyea Park, Canandaigua Lake State Marine Park, Overlook Lane 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? 95+/- acres
b. Total acreage to be physically disturbed? 36+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 95+/- 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? 92

- iv. Minimum and maximum proposed lot sizes? Minimum 3085 sf Maximum 3837 sf

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

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

- ii. If Yes:

- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) 4 month 22 year
- Anticipated completion date of final phase 12 month 26 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

3 sections from north to south (Bristol Rd to Parrish St Ext) in roughly equal sizes

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	34			
At completion of all phases	92			

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: <u>Stormwater management facilities</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 runoff</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>2.07</u> million gallons; surface area: <u>2.7</u> acres v. Dimensions of the proposed dam or impounding structure: <u>10'</u> height; <u>800'</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

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

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Riverine wetland</u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Remove existing culvert. New road & utility crossing, less than 1 acre.

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: 18,400 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: New 8" watermain along the proposed street, connecting between Bristol Rd & Parrish St Ext.
- Source(s) of supply for the district: Town of Canandaigua Water Supply

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: 18,400 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: City of Canandaigua
- Name of district: Canandaigua Lake 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"> • Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ <u>Sewer main along the proposed street</u> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: <u>Ontario County</u> • Date application submitted or anticipated: <u>June 2021</u> • What is the receiving water for the wastewater discharge? <u>Canandaigua Lake</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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):</p> <p>_____</p> <p>_____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste:</p> <p>_____</p> <p>_____</p>		
<p>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?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>9.9+/-</u> acres (impervious surface)</p> <p>_____ Square feet or <u>95+/-</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Houses, driveways, sidewalk, street</u></p> <p>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)?</p> <p><u>on-site stormwater management facilities, on-site stream</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<p>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?</p> <p>If Yes:</p> <p>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)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFC's) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> 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): _____ 			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> 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): _____ <div style="text-align: center;">N/A</div> iii. Parking spaces: Existing <u>N/A</u> Proposed <u>14</u> Net increase/decrease <u>14</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iv. Does the proposed action include any shared use parking? v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>New road with connections to Bristol Rd and Parrish St Ext</u> vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If Yes: <ul style="list-style-type: none"> 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): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No 			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding-right: 20px;"> i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>7am-7pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>7am-7pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: <ul style="list-style-type: none"> • Monday - Friday: <u>7am-7pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ 	ii. During Operations: <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

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

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): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.1	9.9	+9.8
• Forested	13	13	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		61.4	61.4
• Agricultural (includes active orchards, field, greenhouse etc.)	77.2	6.0	71.2
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.4	0.4	-
• Wetlands (freshwater or tidal)	4.3	4.3	-
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes, explain: _____

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? ☒ Yes ☐ No
If Yes:
i. Identify Facilities: Wings Christian Preschool (at Crosswinds Wesleyan Church), Middle Cheshire Rd

e. Does the project site contain an existing dam? ☒ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: 6 feet
• Dam length: 475+/- feet
• Surface area: 5+/- acres
• Volume impounded: 9+/- gallons OR acre-feet
ii. Dam's existing hazard classification: Low Hazard (A)
iii. Provide date and summarize results of last inspection:
11/26/2002: Per NYSDEC data

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? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

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? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

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? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >6 feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Honeoye loam	80.1 %
Lima loam	12.4 %
Kendaia loam	7.6 %
d. What is the average depth to the water table on the project site? Average: _____ +/-3 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: 80.1 % of site	
<input checked="" type="checkbox"/> Moderately Well Drained: 12.4 % of site	
<input checked="" type="checkbox"/> Poorly Drained 7.3 % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: 89 % of site	
<input checked="" type="checkbox"/> 10-15%: 8.9 % of site	
<input checked="" type="checkbox"/> 15% or greater: 2.2 % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name 898-222	Classification C
• Lakes or Ponds: Name	Classification
• Wetlands: Name Federal Waters, Federal Waters, Federal Waters,	Approximate Size 4.29
• Wetland No. (if regulated by DEC)	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site:		
small mammals _____	small rodents _____	insects _____
birds _____	deer _____	_____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
• Currently: _____	acres	
• Following completion of project as proposed: _____	acres	
• Gain or loss (indicate + or -): _____	acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing (endangered or threatened): _____		

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____		

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____		

E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If Yes, provide county plus district name/number: <u>ONTARIO</u>		
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
i. If Yes: acreage(s) on project site? <u>80.3</u> acres		
ii. Source(s) of soil rating(s): <u>Web Soil Survey</u>		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature		
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. CEA name: _____		
ii. Basis for designation: _____		
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 NY's Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>	
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>	
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>	
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

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.

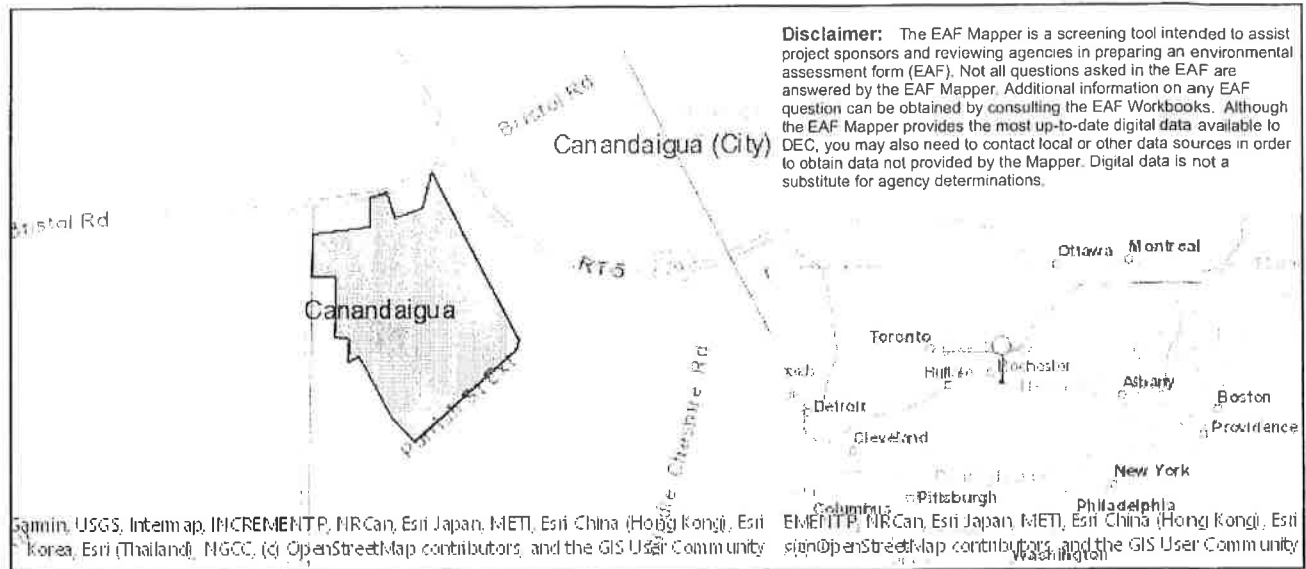
Applicant/Sponsor Name Richard Tiede, Marathon Engineering, as agent Date 8-20-21

Signature  Title Project Manager

PRINT FORM

EAF Mapper Summary Report

Monday, June 7, 2021 12:31 PM



B.1.i [Coastal or Waterfront Area]	No
B.1.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]	Yes
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.iv [Surface Water Features - Stream Name]	898-222
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
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]	No
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]	Yes
E.3.a. [Agricultural District]	ONTA001
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 :	September 14, 2021

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

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

☒ NO☐ YES

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

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

3. Impacts on Surface Water

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

☐ NO☒ YES

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

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

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input 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: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may 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. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	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. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	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. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health

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

☒ NO

☐ YES

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

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

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="checked" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="checked" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

The Town of Canandaigua Planning Board has reviewed and accepted Part 1 of the Full Environmental Assessment Form (EAF) for this action. The Planning Board completed a coordinated review under the State Environmental Quality Review (SEQR) Regulations and received no objections to being designated Lead Agency. The Planning Board in a separate resolution designated themselves as lead agency and as lead agency for this Action, under the provisions of Part 617 of the SEQR Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation and the Planning Board's review of the Full EAF Part 2 and Part 3, the Planning Board in a separate resolution adopted on Tuesday, September 14, 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: September 14, 2021

Signature of Preparer (if different from Responsible Officer)

MRB Group D.P.C. Date: September 14, 2021

For Further Information:

Contact Person: Shawna Bonshak, Town Planner

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

Telephone Number: (585) 394-1120

E-mail: sbonshak@townofcanandaigua.org

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

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

Other involved agencies (if any)

Applicant (if any)

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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 – 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, last revised August 20, 2021 prepared by Marathon Engineering, and all other relevant information submitted as of September 14, 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 September 14, 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.

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 – DETERMINATION OF SIGNIFICANCE RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 14, 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 September 14, 2021 meeting.

_____ L. S.
John Robortella, Secretary of the Board

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, last revised August 20, 2021 prepared by Marathon Engineering, and all other relevant information submitted as of September 14, 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 September 14, 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, than 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 Final Phase 1 Subdivision Plans.

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

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.
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 Subdivision 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 Subdivision Plan Approval.
9. The Preliminary Overall (Phased) Subdivision Plans are to be revised to identify a Conservation Easement over the open space areas, including the public trails, and stream corridor. The Management and Operation Plan/ Agreement for the Conservation Easement 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 Final Phase 1 Subdivision Plans.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 14, 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 September 14, 2021 meeting.

_____ L. S.

John Robortella, Secretary of the Board

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

FINDINGS

1. The Town of Canandaigua 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.
2. The project is detailed on site plans dated May 21, 2021, last revised August 20, 2021; Engineer's Report dated May 21, 2021; and SWPPP dated May 21, 2021; all prepared by Marathon Engineering, and all other relevant information submitted as of September 14, 2021.
3. On Tuesday, June 22, 2021; August 10, 2021; and August 24, 2021, in compliance with NYS Town Law, the Planning Board held a public hearing using telecommunications (Zoom) on the current application and completed a formal review of the application.
4. The Planning Board has classified the project as a Type I Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations.
5. Town of Canandaigua Development Office has coordinated the review of the proposed application with a number of agencies including
 - Ontario County Planning Board
 - Canandaigua Lake County Sewer District
 - City of Canandaigua Fire Department
 - Cheshire Volunteer Fire Department
 - Town Environmental Conservation Board
 - NYSDOT
 - NYSDOH
 - NYSDEC
 - ACOE
 - OCSWCD
 - Canandaigua Lake Watershed Council
 - Town of Canandaigua Town Board
 - Town of Canandaigua Agricultural Advisory Committee
 - Ontario County Agricultural Enhancement Board
 - Town of Canandaigua Highway & Water Department

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

FINDINGS

- Town of Canandaigua Environmental Conservation Board
 - State Historic Preservation Office
6. Town Development Office has not received any written objections from the above listed agencies to the Town of Canandaigua Planning Board being designated as the lead agency under the SEQR Regulations.
 7. On September 14, 2021 the Planning Board designated itself as lead agency for the proposed development and determined that the development WILL NOT result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form (EAF) Parts 1, 2, and 3 and the supporting information provided by the design engineers.
 8. A Zoning Law Determination was prepared dated June 7, 2021:

DETERMINATION:

- Proposed development and use (single-family dwellings) is an approved use within the underlying zoning districts.
- All applications for approval require appropriate environmental review in accordance with the State Environmental Quality Review Act and its implementing regulations.
- The proposed subdivision meets the Town Code criteria for the Conservation Subdivision Process.
- The maximum number of dwellings on the site exceeds the base density permitted. As the area is served by public water and sewer, and the developer is providing for permanent public access to the open space land, the Town Board granted a 15% increase in the base density.

REFERRAL TO ONTARIO COUNTY PLANNING BOARD FOR:

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

REFERRAL TO PLANNING BOARD FOR:

- Plats for all proposed subdivisions shall be filed with the Planning Board for approval.

CODE SECTIONS: Chapter §1-17; §174; §220

9. This application was referred to the following agencies for review and comment:
 - Canandaigua Lake County Sewer District
 - Chris Jensen, Town CEO
 - Town Environmental Conservation Board
 - Town Agricultural Advisory Committee
 - Town Parks & Recreation Committee
 - James Fletcher, Town Highway and Water Superintendent
 - MRB Group
 - Ontario County Planning Board
 - Ontario County Agricultural Review Board
 - Canandaigua City Fire Department

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

FINDINGS

- Cheshire Fire Department
- Kevin Olvany, Canandaigua Lake Watershed Council
- Luke Scannell, NYSDEC
- Greg Trost, NYSDOT
- Ontario County DPW
- NYSDOH
- NYSEG
- Canandaigua City School District

10. The Canandaigua Lake County Sewer District in an email dated June 15, 2021:

We have received Preliminary Overall Plans and a Preliminary Engineers Report for the project. The developer has conducted the required flow study to analyze impacts to the downstream sewer and appurtenances and to determine if adequate capacity exists for the proposed project. We are awaiting the engineer's flow study report.

The submitted plans and report are in the queue for review and comments will be provided to the developer's engineer upon completion of said review. We have had discussions with the developer and his engineer since January, and they are aware that the development will require the creation of a sewer district extension. The district extension process may coincide with the development of plans as well as project construction.

11. No comments were received from Chris Jensen, Town CEO.

12. The Town ECB reviewed the project at their June 3, 2021 meeting and provided the following comments:

Summary of key points:

- Requesting a preliminary subdivision approval (conservation subdivision) of 95± acres of vacant land for 92 residential single-family townhouses. The plan would increase number of units from 80 to 92.
- The project/construction will be separated into three phases.
- The Sketch Plan for the northern portion of the site was reviewed previously (ECB meetings of 9-5-19 and 12-5-19)
- Total acreage of the site has increased from 54 acres to 95+ acres. Approximately 72 acres would be open space.
- The applicant has acquired additional land to the south of the original property. The current property now extends from Bristol Road at the north to Parrish Street Extension at the south.
- The access points to the property are now located on Bristol Road and Parrish Street Extension, allowing vehicular traffic to be split between the two points.
- The redesign focuses on preserving the environmental features of the properties and enhancing its connectivity to Miller Park.
- Reduction of impervious surfaces (64%) from 19 acres to 7 acres.

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

FINDINGS

- The additional open field acreage off Parrish Street Extension would be preserved for agricultural purposes.
- Portion of stream that is currently culverted will be restored at the end of project.
- The plan includes site buffering for nearby residences and proposed public trails through the property.
- Proposed 2-unit townhomes would be low-profile design to minimize visual disturbance.
- Applicant would like to convey the open space portion of the property to the Town of Canandaigua as a potential annex to Miller Park.

Environmental concerns:

- The property is identified in the scenic viewsheds of the Open Space Master Plan.
- Property contains environmentally sensitive lands including regulated wetlands (shallow emergent marsh) and a stream corridor (NYSDEC Class C stream).
- Portions of the property contain steep slopes. Revised development plan would avoid/preserve steep slope areas of the property.
- Soils throughout the property are classified as Honeoye Loam, on low to moderate slopes. The site has moderate erosion potential. Soils are considered good farmland. The site is not in the strategic farmland protection area.
- Portions of the development located along Parrish Street Extension may be visible from Canandaigua Lake.
- The property is identified in the Open Space Master Plan as having a moderate parcel rating for lands of conservation value.
- In earlier reviews the ECB suggested that the applicant consider:
 - increasing the stream buffer at the structures from 104' to 150', as proposed in the Town's Open Space Plan.
 - planning for a future link in the public trail system to a future sidewalk system along Bristol Road, eventually offering a pedestrian path from the City sidewalk system to Miller Park.
 - manage the grasslands portion of the open space in cooperation with Miller Park with attention to their combined value as grassland bird habitat.

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

FINDINGS

Additional Comments from the ECB Meeting:

Mr. Damann said that was a focus by the builder on the preservation of the environmental features of the property, including the wetlands, stream, wooded, and steep slope areas.

Mr. Simpson noted that the 72 acres of open space will be kept in the HOA with public access. Mr. Morrell agreed that when the conservation easements are completed that the HOA would keep that open space and bear the maintenance and expense, not the Town.

Mr. Kochersberger asked where the Parish Street Extension intersection would be. Mr. Simpson shared the site plan with street views.

Mr. Morrell gave a summary of environmental issues connected with the project that follows. He noted that this was a very positive project with much communication and feedback going between Morrell and all the key players. He also said that this is the first time he could present a project that did not touch any of the environmentally sensitive areas with just over 72 acres of the 95 being permanently preserved. They designed the road layout to run along a low lying draw. They were able to acquire the adjacent Wilkins parcel as NYS now requires two entry/exit points for communities. This also allowed them to move the homes and create a huge open space that will be an extension of Miller Park. They were able to preserve 100% of the woodlands on the site (7.5 acres). They went with an "Arts & Crafts" low profile design on the townhomes. And they were able to reduce the impervious surface by 64% (from 19 acres to 7 acres). Wetlands in the south were 100% preserved as well as the full stream corridor with a 100' buffer on each side of the stream. The stormwater management and infiltration ponds will be located near that corridor. There are 1.2 acres of steep slope area that has been avoided. Because of the road placement, there is minimal grading and disturbance in the project. And they only need to grade 20' from the homes with the rest being left natural and untouched. They will work with the Town Parks & Rec to extend the Miller Park trail system into the property. A small gravel parking area for the public will be created across from Miller Park. Trails will be extended around the wooded area, the original pond, and the stream corridor. The two farm fields will be kept in permanent agriculture activity. The open space will be left in large contiguous chunks, which is very good for wildlife. Public sewer and water infrastructure will be used in the site.

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

FINDINGS

Mr. Damann asked if the wetland delineation had been completed. Mr. Morrell noted it had. Rich from Marathon Engineering noted that their Environmental person is working on the report for submittal. The archaeological report is also being worked on.

Ms. Hooker asked what land the home owners will be getting with the home purchase. Mr. Morrell answered that they will purchase the home and because of the HOA legal structure, the deed for each home will be associated with the HOA. Ms. Hooker asked for clarification if they would own their yard and driveway. Mr. Morrell answered that land and driveway is owned and maintained by the HOA. Rich (Marathon Engineering) said that the owner would own a 20' deep backyard.

Ms. Hooker asked to see the environmental features map of the site plan. Mr. Morrell said that they start with this map so that they could work with the features of the site and cause the least amount of environmental disturbance, for example, with the roadway. The highlighted areas (on the map) will be forever wild. He also noted that Miller Park is a meadow park with no real features but the new additional areas from this project will add pond overviews, wooded area trails, and the stream corridor.

Mr. Simpson asked if Mr. Morrell had spoken with Kevin Olvaney. Mr. Morrell said that would be up-coming and that their discussion would include grant money opportunities for the stream corridor and pure waters area.

Mr. Kockersberger said that the ECB had recently reviewed a project on the other side of Parrish Street Extension and he questioned traffic flow in this area as it is moderately busy now. Mr. Morrell noted that they had done a full traffic study with McFarland-Johnson and that the housing demographic is for "empty nesters" and their traffic profile is "off-peak" distributed/low traffic. He sees the traffic being evenly split between the two entry/exit points. Ms. Shaw noted that the Bristol Road entrance has a traffic light while the Parrish Street Extension does not. Mr. Morrell commented that people would be likely to choose the exit that best matches with their destination/desire to make a turn.

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

FINDINGS

Ms. Hooker asked if a possible sidewalk and pedestrian connection to the city's sidewalk system had been considered. Mr. Morrell said it hadn't been considered yet but that would come with NYS DOT discussions on access management. He commented that he is a fan of walkable communities and that the project includes full sidewalks through the community one side of the street as this will ensure access to the park/trail areas. He will pursue discussions with the NYS DOT concerning the sidewalk access. Ms. Shaw notes that existing sidewalks do not extend to this project and end at the Hammocks area on the Bristol Road side. Ms. Hooker noted that there is a sidewalk up to 5&20 on Parrish Street Extension but there is no signaled intersection at the 5&20 juncture.

Mr. Morrell asked for clarity about cooperative management of the conserved lands in the ECB recommendations. Mr. Damann said that it would be to work in cooperation with Parks & Rec to ensure the same conservation and management work (mowing schedule in bird habitat, etc.) is taking place in the different areas at the same time.

Recommendation:

- Overall design of the property is well thought out and the focus on preserving the environmental attributes is appreciated. All woodlands, wetlands, and stream corridor would be preserved under current plan.
- The proposed trails and sidewalks would provide an extensive network for the public to enjoy the natural features of the property and nearby Miller Park, especially considering the connectivity of the site to Bristol Road and Route 5&20
- ECB agrees that the addition of the open space lands to the Miller Park acreage would provide a great opportunity for the Town to preserve a larger contiguous natural space for residents to utilize.
- ECB continues to advocate for a higher stream buffer requirement, for a future pedestrian link to the City sidewalk system, and for cooperative management of the conserved lands along with Miller Park's grassland bird habitat.

13. No comments were received from the Town Agricultural Advisory Committee.
14. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
15. Comments were received from MRB Group in a letter dated August 4, 2021.
16. Comments were received from the Ontario County Planning Board at their June 7, 2021 meeting:

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

FINDINGS

Comments

1. Will sufficient vegetation remain adjacent to homes at 3135 and 3137 Bristol Road?
2. What portion of the 72 acres of preserved open space will be undisturbed natural areas?
3. The developer should map existing agricultural drainage infrastructure to ensure any facilities damaged during construction are restored to maintain viability of nearby agricultural lands.
4. The referring body may want to consult with area agricultural operators/land leases to determine whether portions of the preserved land could be made available for continued agricultural use.
5. Based on the site notes, but not the constrained land analysis, it appears the 11.95 acres of woodlot on the constrained land map includes the 4.29 acres of protected wetland. Neither the constrained land map nor the subdivision plan identifies the Town's 100' stream setback regulation.
6. The grading plan for section 1 includes grading to create a swale that is shown outside the limit of disturbance. It is also unclear why the rear of lots #9 to #19 have steep 3H:1V slopes requiring stabilization when a more gradual slope to the swale could easily be accommodated.
7. Are soil stockpile locations needed for each section?
8. Will construction crew continue to use the staging area and concrete washout area in Section 1 during construction of sections 2 and 3?
9. The referring body may want additional detail regarding the number of plants, which plantings are trees or shrubs, and the size and species to be used.

OCSWCD comments

1. Ends of silt fence should be curved upslope.
2. Ends of silt fence sections should overlap to fully capture runoff.
3. Placement of some silt fence is within the boundaries of the proposed townhomes as indicated on the plans. Silt fence should be placed so as not to be destroyed during construction.
4. No details provided regarding stream crossing. Recommend an open bottom pipe or bridge to allow for nature crossing and reduced habitat fragmentation.

17. No comments were received from the Ontario County Agricultural Board.
18. No comments were received from NYSEG.
19. No comments were received from the Canandaigua City Fire Department.
20. No comments were received from the Cheshire Fire Department.
21. No comments were received from Kevin Olvany, Canandaigua Lake Watershed Council.
22. Luke Scannell of NYSDEC indicated in an email dated June 16, 2021 that he had no comments as of June 15, 2021, and that the project was under review by NYSDEC.
23. Greg Trost of NYSDOT provided comments in an email dated May 26, 2021:

Hi Michelle,

As I recall, this is basically the same version for CPN 21-004. The only difference is I see there are 92 units. I'll keep the same theme and say the regional office will want to comment when the plans come in. I've copied that original email from January 19th of this year at the bottom of this message.

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

FINDINGS

Good morning Michelle,

It seems like I've looked at this several times. In fact, the last time was for application number 19-090, about 14 months ago. Here was my response back then:

A project this size would have NYSDOT regional review, as well as local review. The regional office would be the ones to weigh in on size of entrance at the road (number of lanes, and lane widths), based on the 54 unit configuration. And, when Marathon submits this to the regional office as the phase 1 of the PERM 33-COM highway work permit process, they will get a response back detailing that entrance. During the review process, we will keep the Town in the loop as well. One thing noted on this plan is how far over the property line the driveway (roadway) goes. This would have to be adjusted in the design phase. Driveways are to be no closer than 5' from the property line, all within the boundaries of the property the driveway serves. As typical, any utilities serving this development would require their own permits.

It appears to be more units now. I count 90. In the past, this would tip it into another category for entrances. But that was with a sole entrance onto a state highway. This splits points of entry with a Town road. Either way, the regional office will want to comment on it when plans do come in. Of course, we will keep the Town informed of all letters written between the engineer and the NYSDOT.

24. NYSDOT also provided comments in a letter dated June 21, 2021:

We have completed our review of the Traffic Impact Study and Stage I application for the subject project. This project is proposing to construct 92 townhome units. Access is provided through a proposed dedicated town road with connection between Route 21 and Parish Street Extension. In response we have the following comments:

1. We agree with the proposed entrance location approximately 800' east of the intersection of State Route 21 with County Road 32.
2. The proposed entrance should have one 12' lane entering and one 12' lane exiting with radii based on the design vehicle. This should be stop controlled with Route 21 to create a two-way stop-controlled intersection.
3. We agree that the project, as proposed, should not have a significant impact to the NYSDOT highway system and that no other mitigation will be required.

A highway work permit will be required for all work within the right-of-way. Please submit a PERM33-COM Stage II and 2 sets of detailed plans to Allison McNamara at 1530 Jefferson Road. Please also submit a PERM33-COM and 1 set of plans to Greg Trost at 125 Parish St, Canandaigua, NY 14424. Please include Permit # 91549 on all future submissions.

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

FINDINGS

If there are any questions regarding our review, please contact Mr. Zachary Starke at (585) 272-3472.

- 25. No comments were received from OCDPW.
- 26. No comments were received NYSDOH.
- 27. No comments were received from the Canandaigua City School District.
- 28. Comments were received from Doug Finch, Town Manager, in a letter dated September 7, 2021:

On August 30, 2021 I had an opportunity to meet with Jeff Morrell of Morrell Builders along with Town Attorney Chris Nadler about the proposed Pierce Brook subdivision along SR21 South.

As you are aware, the Town of Canandaigua owns and operates Miller Park adjacent to the proposed Pierce Brook subdivision a passive recreational educational park consisting of 23 acres of natural surface trails, trees, grasslands, a gazebo, benches, and educational signage.

Many times I have had people say to me they appreciate the passive recreational opportunity that Miller Park provides for the community in the setting where it is located, rather than a fully developed active recreational park like playgrounds and other improvements located in other portions of the Town of Canandaigua.

The Town of Canandaigua adopted Parks and Recreation Master Plan (2018-2028) designates Miller Park to feature passive natural surface trails (mowed grass pathways – done by contract with the Town of Canandaigua), educational signage promoting the agriculture history of our community along with wildlife that is viewable in the area. While not in the park, an adjacent wetland offers opportunities to view many different types of wildlife when visiting the park. The signage includes typical birds viewed at Miller Park and has been designated a birding hot spot by the Eaton Bird Society.

It is my understanding the developer of the proposed Pierce Brook subdivision is offering an easement on natural surface trails in the conservation area of the proposed subdivision to provide additional public access opportunities. It is my understanding the Home Owners Association (HOA) would retain ownership of the open space conservation area (a designated separate parcel from the proposed homes) leaving it on the tax rolls with a conservation easement to the Town of Canandaigua.

It is further my understanding the developer is proposing to construct over a mile of natural surface trails on the property to be maintained (mowed) by the HOA giving the public access to

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

FINDINGS

the additional trails and access to be close to the additional wetland on the parcel (sheet C7.0, Landscaping Plan, dated revised 8/20/21). I would respectfully request your conditions of approval consider a conservation easement that includes HOA maintenance of the natural surface pathways (mowed grass area) with some recourse for the Town of Canandaigua should the HOA not maintain the natural surface pathways, such as conservation easement maintenance agreement that would allow us to charge back the HOA should they not provide maintenance of the pathways.

We often get compliments regarding Miller Park and the ability for people to walk a "loop" around the park and circle back to their car after hiking the approximately ¾ mile outer loop while still providing options of a shorter loop and a hike back and forth to the wetlands.

As the Planning Board discusses the proposed project with the developer, please consider opportunities to "loop" the trail back to the parking area proposed along SR21 (possibly to the north on the parcel) allowing people the opportunity to walk a "loop" around the new conservation area and back to their parked car or back to Miller Park.

Please also note the developer is offering, and I would encourage the Planning Board to consider implementation of the park and recreation fee in lieu of set aside since the Town of Canandaigua Park system is expanding with the construction of new projects like Motion Junction and improvements at Pirate Ship Park at Richard P. Outhouse Memorial Park. We are seeing increased demand for services of our park system with new 2020 census information indicating 55.3% of the Town of Canandaigua residents age 17 & under living north of State Route 5&20. Our main parks north of SR5&20 include Richard P. Outhouse Memorial Park, Blue Heron Park, and Old Brookside Park. The contribution to the Parks and Recreation Fund could be used to continue our master plan upgrades planned for these parks.

Finally, it is my understanding the developer is offering and it is my understanding our normal procedures would include a storm water management facility agreement to be in place with easements to the Town of Canandaigua requiring the HOA provide maintenance of the storm water management areas rather than the Town having to establish a separate taxing jurisdiction for a drainage district for management of these areas.

As always, if I can ever be of any assistance to you, please do not hesitate to contact me.

29. The Planning Board has considered all comments as part of their review of the application.
30. 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.
31. The Planning Board makes the following findings pursuant to New York State Town Law § 276 and Town Code § 111-8 and § 111-9.
 - The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.

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

FINDINGS

- The Town Parks and Recreation Master Plan of 2018 indicates that the Town is in need of more land for parks and recreation.
- The proposed new residential dwelling will enable an increase the Town's population.
- This increase in population will intensify the need for land to be used for parks and recreation.
- A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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, 6,400 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 September 3, 2021, prepared by BME Associates, and all other relevant information submitted as of September 14, 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, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

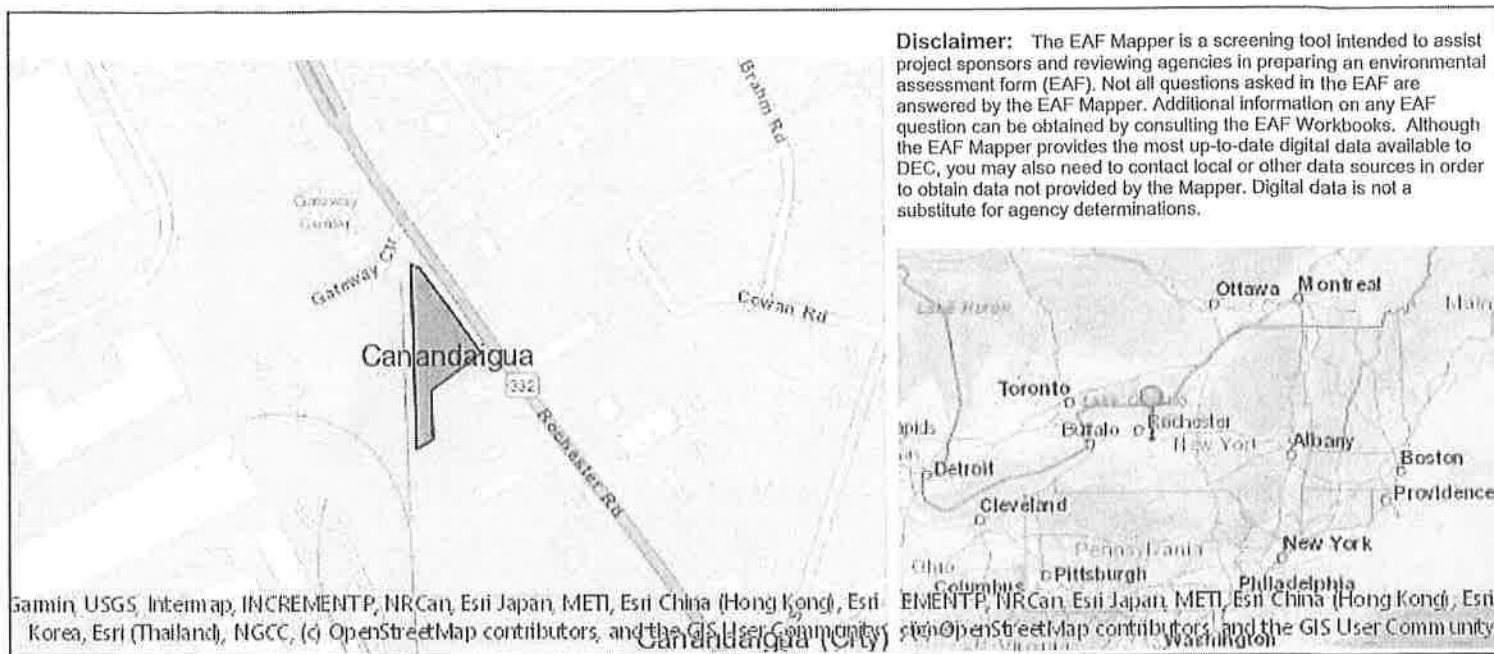
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 2536 Rochester Rd / NYS Route 332			
Project Location (describe, and attach a location map): 2536 Rochester Rd, Canandaigua, NY 14424 TA # 70.11-01-7.11			
Brief Description of Proposed Action: Proposed 2-Story (6,000 sf footprint) commercial/retail building with supporting site improvements. Access will be provided at an existing curb cut connection onto Rochester Road in the north portion of the site, and at a second point through the existing curb cut at the Monroe Muffler located immediately to the south of the site via an existing access easement.			
Name of Applicant or Sponsor: Apogee Development LTD		Telephone: 516-880-4502 E-Mail: bill.dowell@gmail.com	
Address: 415 Park Avenue			
City/PO: Rochester		State: NY	Zip Code: 14607
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board (Area Variance), Planning Board (Site Plan), NYSDOT (Access/Utility Permits), OCDPW (Sewer), Farmington Water/Sewer			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.68 acres	
b. Total acreage to be physically disturbed?		1.68 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.68 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Stormwater runoff will drain into the existing NYSDOT storm sewer system as it does under existing conditions.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Underground stormwater chamber system for developed portions of the property and temporary ponding area for off-site drainage to be bypass through the project site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
Property was previously a gas station, but remediation activities have been completed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>James Cretekos P.E. (BME Assoc.) As Agent</u> Date: <u>6/9/21</u>		
Signature: <u>[Signature]</u> Title: <u>Project Manager</u>		



Part 1 / Question 7 [Critical Environmental Area]

No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

No

Part 1 / Question 12b [Archeological Sites]

Yes

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

No

Part 1 / Question 15 [Threatened or Endangered Animal]

No

Part 1 / Question 16 [100 Year Flood Plain]

Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

Part 1 / Question 20 [Remediation Site]

Yes

Project: Canandaigua Crossings

Date: September 14, 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 small impact may occur	Moderate to large impact may 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 September 14, 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	September 14, 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

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, 6,400 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 September 3, 2021, prepared by BME Associates, and all other relevant information submitted as of September 14, 2021 (the current application); and

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

WHEREAS, the Town of Canandaigua is in the process of adopting a Form-Based Code for this area of the Town and the Planning Board through its review of this application has encourage the applicant to try and revised the plans to comply with the “future” code; and

WHEREAS, the applicant has decided to address the Planning Board concerns and revised the plans to meet most of the “future” Form-Based Code requirements; and

WHEREAS, due to the proposed plan changes to meet the Form-Based Code, the application will be required to go back to the ZBA for additional area variances; 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 September 14, 2021 the Planning Board made a determination of non-significance and filed a negative declaration thereby concluding review pursuant to SEQR; 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).

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

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.
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, September 14, 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 September 14, 2021 meeting.

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

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 September 3, 2021, prepared by BME Associates, and all other relevant information submitted as of September 14, 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 September 14, 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
CPN 21-056 – TM# 70.11-1-7.110
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 Town of Canandaigua Town Board is in the process of adopting a new code "Form-Based" Code for this project location and area within the Town of Canandaigua.
21. The Planning Board through its review of the application has encourage the applicant to revise the plans to meet the Form-Based Code requirements designed for this area which have not yet been adopted by the Town.
22. The applicant has worked with the Town and has provided plans that meet most of the requirements of the "soon to be" adopted code.
23. 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
MEAGHER ENGINEERING REPRESENTING NICOLE & CONOR BOYER
3548 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 21-067 – TM# 98.17-1-40.200
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 the construction of an addition for an existing residence, and associated site improvements on an existing lot within the RLD zoning district, as shown on the Single Stage Site Plan titled “Boyer Site Plan” dated August 6, 2021, last revised August 18, 2021, prepared by Sue Steele Landscape Architecture, PLLC, and all other relevant information submitted as of September 14, 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, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MEAGHER ENGINEERING REPRESENTING NICOLE & CONOR BOYER
3548 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 21-067 – TM# 98.17-1-40.200
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 a lot line adjustment where the subject property receives land from 3546 County Road 16, and construction of an addition for an existing residence, and associated site improvements on an existing lot within the RLD zoning district, as shown on the Single Stage Site Plan titled “Boyer Site Plan” dated August 6, 2021, last revised August 18, 2021, prepared by Sue Steele Landscape Architecture, PLLC, and all other relevant information submitted as of September 14, 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.
5. A landscaping plan is to be provided, and a landscaping schedule including the specie, quantity, size, and location of all plantings is to be added to the plans prior to signatures.
6. The proposed Lot-Line Adjustment Plan is to be signed by the Planning Board Chair and filed with the County Clerk’s Office and Town Clerk prior to signatures being affixed to the site plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MEAGHER ENGINEERING REPRESENTING NICOLE & CONOR BOYER
3548 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 21-067 – TM# 98.17-1-40.200
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE STAGE SITE PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MEAGHER ENGINEERING REPRESENTING NICOLE & CONOR BOYER
3548 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 21-067 – TM# 98.17-1-40.200
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single-Stage Site Plan Approval for a lot line adjustment where the subject property receives land from 3546 County Road 16, and construction of an addition for an existing residence, and associated site improvements on an existing lot within the RLD zoning district.
2. The project is detailed on Single-Stage Site Plan titled “Boyer Site Plan” dated August 6, 2021, last revised August 18, 2021, prepared by Sue Steele Landscape Architecture, PLLC, and all other relevant information submitted as of September 14, 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 August 20, 2021:

DETERMINATION:

- Expanding single-family dwellings, a principally permitted use within the RLD zoning district, is permitted.

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 §220; §165

6. This application was referred to the following agencies for review and comment:
 - Tim McElligott, Canandaigua Lake County Sewer District
 - Chris Jensen, Town CEO
 - Town Environmental Conservation Board
 - James Fletcher, Town Highway and Water Superintendent
 - MRB Group
 - Kevin Olvany, Canandaigua Lake Watershed Council
7. A response was received from the Canandaigua Lake County Sewer District in an email dated August 30, 2021:

The Canandaigua Lake County Sewer District has no comments to provide on application # CPN-21-067 because the current plan calls out that any sewer related plumbing will be connect internally and falls under the code enforcement of the town. If there are any changes to this we will require a plan review to be done by our office.

8. No comments were received from Chris Jensen, Town CEO.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MEAGHER ENGINEERING REPRESENTING NICOLE & CONOR BOYER
3548 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 21-067 – TM# 98.17-1-40.200
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

9. The Town ECB reviewed the project at their September 2, 2021 meeting:

Environmental Concerns:

- DEC letter signing off on scope of project recommends careful attention to water discharge
- As it is the RLD and a steep slope we need to ensure proper storm and erosion control

Additional Comments from the ECB Meeting:

- Mr. Simpson commented that the addition will be an in-law apartment.
- Ms. Hooker asked if it will connect to the house at the first floor level. Mr. Simpson said “yes” and so Ms. Hooker commented that there will be excavation in the existing patio area.
- Ms. Hooker asked if there will be a retaining wall and Mr. Simpson answered that there were no plans for a retaining wall. Ms. Hooker also asked if there will only be windows on the East and West sides of the addition. Mr. Simpson answered that there would be no windows on the North side of the addition.
- Mr. Simpson noted that there will be a lot line adjustment and a small amount of land being added from the neighboring parcel (#3546) which owned by a family member so there are no setback issues.
- Ms. Hooker commented that the site work being done is partially on the adjacent property owned by a family member and the specifically, the swale and subsequent drainage is being taken onto the adjacent property. In looking at the Site Plan, it could be seen that the new swale was completely on the #3548 rather than crossing into the adjacent property. Mr. Simpson further added that the new swale

would drain to the swale on the adjacent property and that drainage was a pre-existing condition. Ms. Hooker asked where did that swale end up and where does it go into West Lake Road. Mr. Damann commented it was a shared driveway and so there was a right-of-way. Mr. Simpson looking at Oncor, thought it appeared as though it might run to a ditch on West Lake Road.

- Ms. Hooker added that she is concerned because the work affects a waterway on someone else’s property and while that is fine now as it is a family member owning that property, there could be some issues if there wasn’t that familial bond between owners in the future. Ms. Hooker wondered if the lot adjustment could be generous enough to include the entire swale. Mr. Simpson noted that both properties may be using the swale and it is a pre-existing condition. Ms. Hooker suggested a legal agreement between both owners to acknowledge the change will affect both of them. Ms. Venezia added that this will be looked at by the Town Engineer who will comment on the proposed work.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
MEAGHER ENGINEERING REPRESENTING NICOLE & CONOR BOYER
3548 COUNTY ROAD 16 – RLD ZONING DISTRICT
CPN 21-067 – TM# 98.17-1-40.200
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

- Mr. Damann asked if there was a pathway from the large drainage basin to the west that runs onto either or both properties or if there was an outflow of any kind. Mr. Simpson, looking at the aerial map, commented that it was owned by Fox Ridge. Mr. Damann said that it was a potential source for problems if it drains through the property in question.

Recommendations:

- Strict adherence to silt fence and drain sock location
- Ensure swale area on western side of property is sufficiently sized for steep slope
- Evaluate condition of existing swale to make sure it is sufficient to handle project and is still functioning as designed
- ECB recommends that the property owner and property owner adjacent at #3456 County Road #16 both sign off on the fact that there will be an increased amount of drainage going into the swale.

10. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
11. Comments were received from MRB Group in a letter dated September 1, 2021.
12. No comments were received from Kevin Olvany, Canandaigua Lake Watershed Council.
13. A letter from NYSDEC was received dated August 20, 2021 and stated no permits from NYSDEC would be required.
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 RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING
ANH LE CONSTRUCTION, INC.
3895 ACORN HILL DRIVE – R-1-30 ZONING DISTRICT
CPN 21-070 – TM# 112.04-1-17.000
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 construction of single-family house, on-site wastewater treatment system, and associated site improvements on an existing lot within the R-1-30 zoning district, as shown on the Single Stage Site Plan titled “3895 Acorn Hill Drive” dated March 2021, last revised August 20, 2021, prepared by Professional Engineering Group, and all other relevant information submitted as of September 14, 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, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING
ANH LE CONSTRUCTION, INC.
3895 ACORN HILL DRIVE – R-1-30 ZONING DISTRICT
CPN 21-070 – TM# 112.04-1-17.000
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 construction of single-family house, on-site wastewater treatment system, and associated site improvements on an existing lot within the R-1-30 zoning district, as shown on the Single Stage Site Plan titled “3895 Acorn Hill Drive” dated March 2021, last revised August 20, 2021, prepared by Professional Engineering Group, and all other relevant information submitted as of September 14, 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. Prior to the issuance of a building permit, an approval from the Canandaigua Lake Watershed Inspector and NYSDOH regarding their review of the on-site wastewater treatment system design is to be provided to the Town of Canandaigua Town Development Office.
5. The comments within the Town Engineer’s letter are to be addressed to the satisfaction of the Town Engineer prior to signing by the Planning Board Chairman.
6. Payment of a fee in lieu of a set aside of parkland shall be made at the time of issuance of a building permit pursuant to Town Code Chapter 111 and NYS Town Law.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING
ANH LE CONSTRUCTION, INC.
3895 ACORN HILL DRIVE – R-1-30 ZONING DISTRICT
CPN 21-070 – TM# 112.04-1-17.000
SINGLE-STAGE SITE PLAN APPROVAL

SINGLE STAGE SITE PLAN APPROVAL RESOLUTION

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING
ANH LE CONSTRUCTION, INC.
3895 ACORN HILL DRIVE – R-1-30 ZONING DISTRICT
CPN 21-070 – TM# 112.04-1-17.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single-Stage Site Plan Approval for construction of single-family house, on-site wastewater treatment plant, and associated site improvements on an existing lot within the R-1-30 zoning district.
2. The project is detailed on Single-Stage Site Plan titled “3895 Acorn Hill Drive” dated March 2021, last revised August 20, 2021, prepared by Professional Engineering Group, and all other relevant information submitted as of September 14, 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 August 20, 2021:

DETERMINATION:

- Single-family dwellings are a principally permitted use within the R-1-30 zoning district.

REFERRAL TO PLANNING BOARD FOR:

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

CODE SECTIONS: Chapters §1-17; §220

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
 - Kevin Olvany, Canandaigua Lake Watershed Council

7. No comments were received from Chris Jensen, Town CEO.
8. The Town ECB reviewed the project at their September 2, 2021 meeting:

Environmental Concerns:

- Wooded lot
- Lot slopes down from Acorn Hill and is above neighboring lot to east, drainage and natural sheeting will carry stormwater to adjacent property

Additional Comments from the ECB Meeting:

- Mr. Simpson noted there are many mature trees on the property and some that had been removed in the past with stumps still visible.

Recommendations:

- Lot has many mature trees - look to keep as many as possible.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
PROFESSIONAL ENGINEERING GROUP REPRESENTING
ANH LE CONSTRUCTION, INC.
3895 ACORN HILL DRIVE – R-1-30 ZONING DISTRICT
CPN 21-070 – TM# 112.04-1-17.000
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

- In addition to dry well keep as much of a buffer as possible along East end to gather general property runoff

Decision:

A motion to move this project forward with these recommendations from the ECB was made by Ms. Hooker, seconded by Ms. Davey. Voice vote carries.

9. No comments were received from Jim Fletcher, Town Highway and Water Superintendent.
10. Comments were received from MRB Group in a letter dated September 1, 2021.
11. Comments were received from Tyler Ohle in an email dated September 8, 2021.
12. No comments were received from Kevin Olvany, Canandaigua Lake Watershed Council.
13. The Planning Board has considered all comments as part of their review of the application.
14. 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.
15. The Planning Board makes the following findings pursuant to New York State Town Law § 276 and Town Code § 111-8 and § 111-9.
 - The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
 - The Town Parks and Recreation Master Plan of 2018 indicates that the Town is in need of more land for parks and recreation.
 - The proposed new residential dwelling will enable an increase the Town's population.
 - This increase in population will intensify the need for land to be used for parks and recreation.
 - A fee in lieu of parkland shall be paid at the time of issuance of building permits in the amount per family dwelling unit as established by the Town Board pursuant to Town Code § 111-8.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRADLEY FUSTER AND LISA HUNTER
3663 SUMMIT VIEW – R-1-20 ZONING DISTRICT
CPN 21-065 – TM# 97.20-1-14.081
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 (retroactive) to remove 14 dead or dying ash trees on deed-restricted property, and are infected by the Emerald Ash Borer, located at 3663 Summit View within the R-1-20 zoning district, and all other relevant information submitted as of September 14, 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, September 14, 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 September 14, 2021 meeting.

John Robortella, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRADLEY FUSTER AND LISA HUNTER
3663 SUMMIT VIEW – R-1-20 ZONING DISTRICT
CPN 21-065 – TM# 97.20-1-14.081
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 (retroactive) to remove 14 dead or dying ash trees on deed-restricted property, and are infected by the Emerald Ash Borer, located at 3663 Summit View within the R-1-20 zoning district, and all other relevant information submitted as of September 14, 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 Applicant has requested a waiver from providing a professional prepared site plan, and said waiver was granted by the Planning Board; 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).

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, September 14, 2021. Following discussion thereon, the following roll call vote was taken and recorded:

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

SINGLE STAGE SITE PLAN APPROVAL RESOLUTION

John Robortella, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRADLEY FUSTER AND LISA HUNTER
3663 SUMMIT VIEW – R-1-20 ZONING DISTRICT
CPN 21-065 – TM# 97.20-1-14.081
SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

1. The Town of Canandaigua Planning Board is considering Single-Stage Site Plan Approval (retroactive) to remove 14 dead or dying ash trees on deed-restricted property, and are infected by the Emerald Ash Borer, located at 3663 Summit View within the R-1-20 zoning district, and all other relevant information submitted as of September 14, 2021.
2. 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.
3. 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.
4. A Zoning Law Determination was prepared dated August 26, 2021:

DETERMINATION:

- Trees and vegetation within a protected conservation area, also recorded as a “deed restricted area,” and approved with final subdivision and site plan approval, are not to be removed without permission of the Town of Canandaigua Planning Board.

REFERRAL TO PLANNING BOARD FOR:

- The protected conservation areas within FoxRidge Subdivision, Phase IV were approved and recorded as part of the final Site Plan and Subdivision. Removal of trees and vegetation in protected conservation areas including Lot 81, 3663 Summit View, is strictly prohibited without Town of Canandaigua Planning Board approval.

CODE SECTIONS: Chapters §174-18; §220

5. This application was referred to the following agencies for review and comment:
 - Chris Jensen, Town CEO
 - Town Environmental Conservation Board
6. No comments were received from Chris Jensen, Town CEO.
7. The Town ECB reviewed the project at their September 2, 2021 meeting:

Environmental Concerns:

- Tree removal in a conserved area.

Additional Comments from the ECB Meeting:

- Ms. Venezia noted the house on the property is close to the road and the backyard is sloped downward and highly vegetated. She also noted that the tree removal work had only begun when the owner was asked to stop by the Town. Ms. Venezia said that in the report, each tree was noted. The trees being removed are in a conservation area where the vegetation is not to be disturbed.
- Ms. Hooker asked for a description of the conservation area. Ms. Venezia said it was established when the subdivision was designed. Ms. Hooker asked who holds the conservation easement on this property.

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SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

- Mr. Simpson clarified that in some of the older subdivisions, conserved land were kept on the on the individual's deed (as deed restricted area) as opposed to being part of a common conserved area.
- Ms. Venezia said that two-thirds of the property has heavy vegetation. She continued with the statement that because the ash trees are dying, a plan should be developed to deal with that. Ms. Hooker said it is a pretty common problem. Ms. Venezia said while this property owner knows about this now, the ECB may see other applications coming in of this nature.
- Mr. Simpson noted that the feedback in the PRC meeting was to encourage the owner to replant. He also included that people in this situation don't believe they are doing anything wrong and in fact, believe they are being good property stewards.
- Ms. Bonshak said that they had a discussion with the applicant about that area. Ms. Hooker said it would be helpful to see the deed restriction language. Ms. Bonshak said that the Planning Board would have to approve any work in the conserved area.
- The landscaper report suggested black walnut and red oak as suitable replacement trees.
- Ms. Davey suggested tulip poplar as they are native and grow fast, even faster than the oaks. Mr. Damann said they may have a better survival given the deer population in that area.
- Ms. Bonshak suggested protection such as cages for the new trees.
- Ms. Venezia said that there are black walnut saplings already growing in this area.
- Ms. Bonshak commented that in another application that the PRC encouraged another applicant to protect saplings growing on their site.
- Mr. Damann asked if anyone was reaching out to the other home owners or whomever oversees the area so the other landowners know about this. Ms. Bonshak said that they have a good relationship with the HOA at Fox Ridge. Ms. Bonshak will reach out to the HOA. Mr. Simpson suggested maybe addressing other necessary tree removal as a group effort could prevent individual property owners having to go before the Planning Board. Ms. Shaw said that if it is done as a group, they could perhaps get volume discounts on buying trees.
- Ms. Bonshak also brought up the eastern hemlocks (*Tsuga canadensis*) dying from woolly adelgid (*Adelges tsugae*).

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
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3663 SUMMIT VIEW – R-1-20 ZONING DISTRICT
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SINGLE-STAGE SITE PLAN APPROVAL

FINDINGS

Recommendations:

- We, as the ECB are tasked with suggesting trees that can be used to replace those that have been cut down. Mr. Fuster is working with his landscaper who has prepared a detailed report and recommendations for a re-planting schedule if the Planning Board requires such action. Since we do not have a completed list of native trees, we suggest Mr. Fuster heed the advice of his landscaper going forward.
 - The ECB recommends adding tulip poplar (*Liriodendron tulipifera*) to the suggested tree list of black walnut (*Juglans nigra*) and red oak (*Quercus rubra*) for replanting.
 - The ECB recommends providing the replanted trees with protection from deer browsing. Cages are one possible method.
 - Ms. Bonshak will contact the Fox Ridge HOA to inform them about this situation.
8. The Planning Board has considered all comments as part of their review of the application.
9. 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.