

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424
Phone (585) 394-1120 • Fax (585) 394-9476

TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	
RECEIVED	FOR REVIEW
NOV 10 2021	

Planning Board Decision Notification

Meeting Date: September 14, 2021

Project: CPN-21-052

Applicant

Marathon Engineering
c/o Richard Tiede
39 Cascade Drive
Rochester, NY 14614

Owners

Morrell Builders Inc.
1501 Pittsford-Victor
Road, Suite 100
Victor, NY 14564
and
Sidney C. Wilkin,
Deborah Springett,
Mary Clair Beaver,
Daniel P. Murphy,
Paul V. Murphy,
Brian J. Murphy
5 Mullett Drive
Pittsford, NY

Project Type

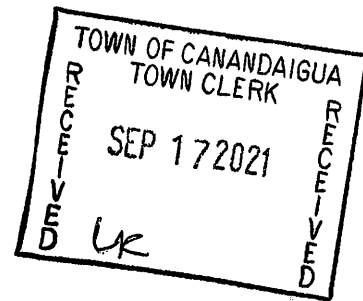
Preliminary Overall
(Phased) Subdivision

Project Location

State Route 21 and
Parrish Street
Extension

Tax Map #

97.02-1-52.100
97.00-2-2.000



TYPE OF APPLICATION:

- ☒ Preliminary Overall (Phased) ☐ One/Single Stage
☒ Subdivision ☐ Site Plan ☐ Special Use Permit

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR):

- ☒ Type I ☐ Type II ☐ Unlisted
☒ See Attached resolution(s)

Applicant Request:

- ☒ Granted ☐ Denied ☐ Tabled
☐ Continued to:
☒ See attached resolution(s)

Negative Declaration Date: **SEPTEMBER 14, 2021**

Positive Declaration Date:

Recommendation To:

- ☐ Town Board ☐ ZBA ☐ N/A ☐ See attached resolution(s)

Recommendation:

Surety Requirements:

- ☐ Landscaping: \$
☐ Other (specify): \$

☐ Soil Erosion: \$

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE
ON THE FINAL PLAN BY: 3/13/2022
YOU ARE RESPONSIBLE FOR REQUESTING AN
EXTENSION PRIOR TO THIS EXPIRATION DATE IF
THIS REQUIREMENT CANNOT BE MET.

Surety Release:

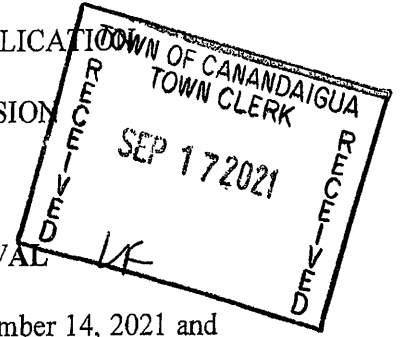
Certified By:

Chairperson, Planning Board

Date:

9/15/21

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 September 14, 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.
10. The surface and location of all proposed trails have not yet been determined by the Planning Board and will be discussed as part of Final Phase 1 Subdivision Plan review.

The above resolution was offered by Bob Lacourse and seconded by Gary Humes 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 -	AYE
Charles Oyler -	AYE
Ryan Staychock -	NAY
Bob Lacourse -	AYE
Amanda VanLaeken -	AYE

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 L. S.
John Robortella, Secretary of the Board

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- 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.

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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.

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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:

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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.

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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 ¼ 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.

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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 Charles Oyler and seconded by Bob Lacourse 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 -	AYE
Charles Oyler -	AYE
Ryan Staychock -	NAY
Bob Lacourse -	AYE
Amanda VanLaeken -	AYE

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

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board - Site/subdivision Plan Appl	June 2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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 • 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: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or an adopted municipal farmland protection plan? If Yes, identify the plan(s): _____ _____ _____	

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

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

<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: _____ <p><u>Sewer main along the proposed street</u></p>	<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> <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>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<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: _____ <p>_____</p> <ul style="list-style-type: none"> • 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
<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>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</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 (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>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: <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: <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. 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>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: _____ 	

c. Is the project site presently used by members of the community for public recreation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify Facilities:	
<u>Wings Christian Preschool (at Crosswinds Wesleyan Church), Middle Cheshire Rd</u>	
e. Does the project site contain an existing dam?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: <u>Low Hazard (A)</u>	
iii. Provide date and summarize results of last inspection:	
<u>11/26/2002: Per NYSDEC data</u>	
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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Has the facility been formally closed?	
<input type="checkbox"/> Yes <input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	
<input type="checkbox"/> Yes – Spills Incidents database	Provide DEC ID number(s): _____
<input type="checkbox"/> Yes – Environmental Site Remediation database	Provide DEC ID number(s): _____
<input type="checkbox"/> 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?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, provide DEC ID number(s):	

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):	

m. Identify the predominant wildlife species that occupy or use the project site:		
small mammals birds	small rodents deer	insects
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: _____		

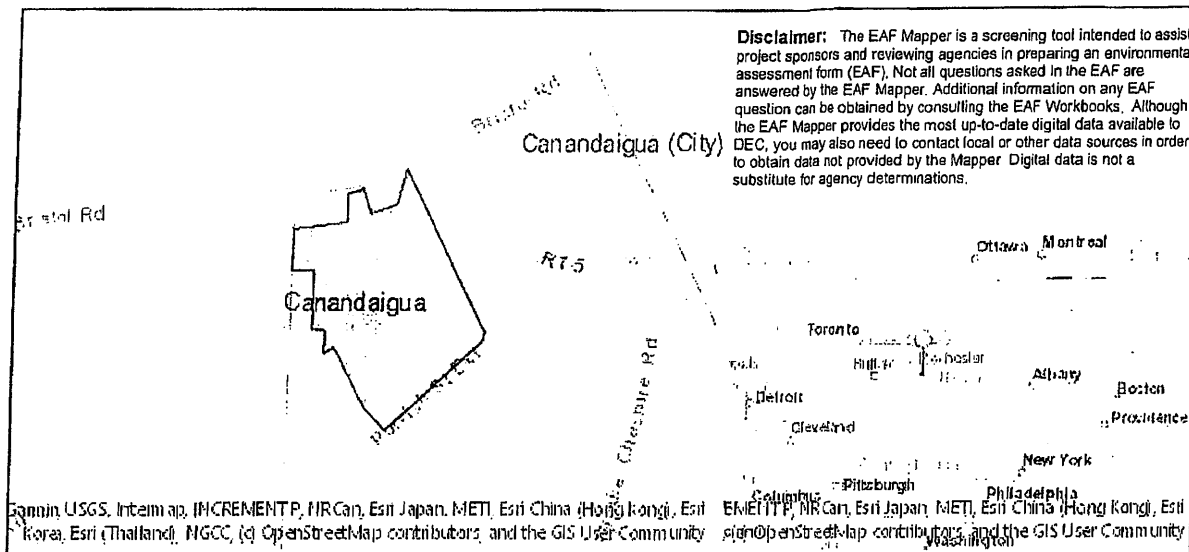
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, give a brief description of how the proposed action may affect that use: _____		

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>ONTA001</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 acres</u>		
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: _____		

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.

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 checked="" type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1 i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

☒ NO

☐ YES

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

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

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

5. Impact on Flooding

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

☒ NO

☐ YES

(See Part 1. E.2)

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

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

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 checked="" 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 checked="" 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 checked="" 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: _____ Grassland/ Rural Area _____	E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) If "Yes", answer questions a - h. If "No", move on to Section 9.			
	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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input checked="" 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 checked="" type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: <u>Open Space Master Plan identifies subject parcel as being a Moderate rating</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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.

SEE ATTACHED SHEET

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

TOWN OF CANANDAIGUA PLANNING BOARD

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) PART 3

EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF THE PROJECT IMPACTS AND DETERMINATION OF SIGNIFICANCE

Pierce Brook Subdivision - Preliminary Overall (Phased) Subdivision Review September 14, 2021

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 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 the Planning Board identified the following as potentially "Moderate to Large" impacts:

1. IMPACT ON LAND

- a. - Most of the project disturbance is avoiding the high water table areas of the site. No hazardous materials are proposed for being stored on site as a result of this project. The project will meet all NYSDEC requirements to assure that erosion and sedimentation are managed throughout the construction phase of the project.
- e. - The project incorporates a construction phasing plan and a construction sequence that will comply with the Town of Canandaigua MS4 and NYSDEC requirements. Fire safety and emergency access will be maintained throughout the project.
- f. - Potential for erosion to occur during the construction phase will be minimized through the use of erosion and sediment controls designed in accordance with the 2016 New York Standards and Specifications for Erosion and Sediment Control and in accordance with the Stormwater Pollution Prevention Plan (SWPPP) and Protection of Waters permit prepared for this project.

3. IMPACT ON SURFACE WATER

- h. - The site may be susceptible to potential erosion during construction with the potential of discharge of sediment into the stream or wetland areas. Erosion and sediment control measures will be designed and installed per the requirements set forth in the latest edition (2016) of the New York Standards and Specifications for Erosion and Sediment Control, and in compliance with the Protection of Waters permit and Stormwater Pollution Prevention Plan (SWPPP) that this project will be subject to. The project will have construction permits from NYSDEC and the Town of Canandaigua requiring onsite inspections compliance throughout the project construction.

7. IMPACT ON PLANTS AND ANIMALS

- h. - The Town of Canandaigua Planning Board coordinated with NYSDEC, US Army Corps of Engineers, Ontario County, Ontario County Soil and Water Conservation District, and Canandaigua Lake Watershed Council. No responses were received from these agencies identifying any concerns with regards to this project or the potential impacts to plants and animals. The project was also forwarded to the Town of Canandaigua Environmental Conservation Board and they stated "the Overall Design of the property is well thought out and the focus on preserving the environmental attributes is appreciated." Also the project site is 95 +/- acres of lands and proposes to keep 72

TOWN OF CANANDAIGUA PLANNING BOARD

STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) PART 3

EVALUATION OF THE MAGNITUDE AND IMPORTANCE OF THE PROJECT IMPACTS AND DETERMINATION OF SIGNIFICANCE

Pierce Brook Subdivision - Preliminary Overall (Phased) Subdivision Review September 14, 2021

Canandaigua does not have an adopted Climate Action Plan or Energy Plan however, the project does propose energy efficient design features and technologies.

- d. - The project is a residential Town House project and does not include the construction of commercial or industrial uses. The project includes land uses similar to the surrounding area which is residential and does not, as a result of this project, require new, upgraded, creation of, or extensions of substations. The Town of Canandaigua does not have an adopted Climate Action Plan or Energy Plan however, the project does propose energy efficient design features and technologies.

In a separate resolution adopted on Tuesday, September 14, 2021, the Town of Canandaigua Planning Board 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.

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.