

# Town of Canandaigua

5440 Routes 5 & 20 West  
Phone (585) 394-1120

Canandaigua, NY 14424  
Fax (585) 394-9476

## Planning Board Decision Notification

**Meeting Date:** 1/27/2015

**Project:** 094-14

**Applicant**

Marathon Engineering  
39 Cascade Drive  
Rochester, NY 14614

**Owner**

K&P Associates LTD  
3762 County Road 16  
Canandaigua, NY  
14424

**Project Type**

Final Phased  
Subdivision  
19-lots (townhouses) -  
Lakewood Meadows  
Sect. 9A

**Project Location**

3990 Middle  
Cheshire Road

**Tax Map #**

112.00-1-70.000

**TYPE OF APPLICATION:**

☐ Preliminary    ☒ Final    ☐ One/Single Stage  
☒ Subdivision    ☐ Site Plan    ☐ Special Use Permit

**SEQR:**

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

Negative Declaration Date: 1/9/2007

Positive Declaration Date:

Applicant Request:

☒ Granted    ☐ Denied    ☐ Tabled

☐ Continued to:

☒ See attached resolution(s)

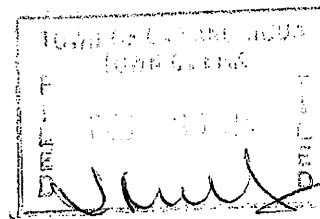
**Recommendation To:**

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

THIS APPROVAL SHALL EXPIRE IF YOU FAIL TO  
OBTAIN THE PLANNING BOARD CHAIR'S SIGNATURE  
ON THE FINAL PLAN BY: 7-26-15  
YOU ARE RESPONSIBLE FOR REQUESTING AN  
EXTENSION PRIOR TO THIS EXPIRATION DATE IF  
THIS REQUIREMENT CANNOT BE MET.

**Surety Requirements:**

☐ Landscaping: \$    ☐ Soil Erosion: \$  
☒ Other (specify): \$ Park & Rec Fee TBD



Certified By:

*John A. Schwartz*  
Chairperson, Planning Board

Date:

2-3-15

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for Final (Phased) Subdivision Plat approval of Lakewood Meadows Subdivision, Section 9A Plans. The Section 9A plans depict 19 Townhouse lots out of the 66 Townhouse lots and 15 Patio Homes and approximately 5.7 acres of Open Space out of the 67.6 acres proposed within Section 9 of Lakewood Meadows and as described in the Final Subdivision Plans dated December 18, 2014 and all other relevant information submitted as of January 27, 2015 (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 January 9, 2007; and

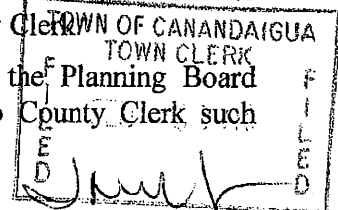
**WHEREAS**, the Planning Board has completed a review of the proposed Final Section 9A Subdivision Plans with the approved Amended Preliminary Overall Section 9 Subdivision Plans and conditions of approval; and

**WHEREAS**, the Planning Board has determined that the proposed development is in substantial compliance with the Amended Preliminary Overall Section 9 Subdivision Plans; 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:

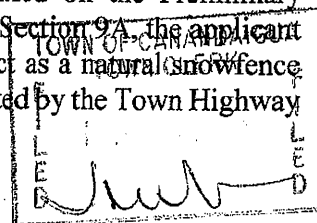
1. The Final (Phased) Subdivision Plat Approval with conditions as specified is valid for a period of 180 days from today (January 27, 2015) and shall expire (July 26, 2015) unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
2. Once all conditions of Final (Phased) Subdivision Plat Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to four (4) prints of the Final (Phased) Subdivision Plat, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. One mylar of the Final (Phased) Subdivision Plat is to be provided for signing by the identified Town Officials and the Town Planning Board Chairperson. Once the mylar and all paper prints have been signed, the mylar and two sets of paper prints will be returned to the Applicant for filing the mylar in the office of the Ontario County Clerk.
4. Once the Final (Phased) Subdivision Plat has been signed by the Planning Board Chairperson, the applicant shall file in the office of the Ontario County Clerk such



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

approved final plat within sixty-two (62) days from the date of final approval or such approval shall expire (NYS Town Law Section 276-11).

5. The Final Subdivision Plans are to note any and all restrictive covenants in detail of the conservation easement areas.
6. The Planning Board determined that parkland is not a condition of Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Approval.
7. The Planning Board determines that a Park and Recreation Fee in the amount to be determined by the Town Board on an annual basis is to be paid at the time of application building permits.
8. The deed restrictions concerning accessory structures shall be noted on the Final Subdivision Plat and submitted to the Planning Board Attorney for approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Final Subdivision Plan. The deed restrictions shall be filed at the Ontario County Clerk's Office at the same time as the approved Final Subdivision Plat. Copies of the filed deed restrictions are to be submitted to the Town Clerk within five (5) days of them being filed. Failure to file such restrictions at the time of filing the Final Subdivision Plat shall invalidate this approval.
9. The Homeowners Association Agreement for the Townhomes (St. James Parkway) shall be submitted to the Town Planning Board Attorney for review and approval and such approval shall be obtained prior to the Planning Board Chairman's signature being affixed to the Final Subdivision Plan.
10. The Final Subdivision Plans for Section 9A are to provide a Section View Plan containing a plan view and section views from the centerline of Middle Cheshire Road looking towards the development as provided with the Amended Preliminary Overall Section 9 Subdivision Plans for Lakewood Meadows.
11. A Letter of Credit Estimate in favor of the Town of Canandaigua is to be provided and accepted by the Town Board prior to issuance of building permits.
12. A response letter to the Town Engineers comment letter dated January 14, 2015 is to be provided by the design engineer. Town Engineer's signature is to be affixed to the Final Subdivision Plat prior to the Planning Board Chairman signing the Final Subdivision Plans.
13. The Town Highway and Water Superintendent's signature is to be affixed to the Final Subdivision Plat prior to the Planning Board Chairman signing the Final Subdivision Plans.
14. Prior to the Planning Board Chairman's signature being affixed on the Preliminary Subdivision Plans for Section 9 and Final Subdivision Plans for Section 9A, the applicant shall provide revised draws showing a berm with plantings to act as a natural snowfence along the roadway extending to Middle Cheshire Road, as requested by the Town Highway Superintendent;



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

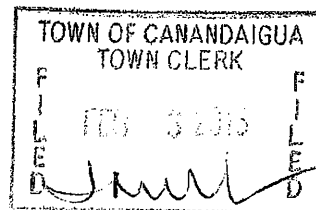
15. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall provide a letter from the landowner granting the applicant authority of representation for the project;
16. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall meet the conditions of approval dated September 9, 2014 and obtain signed copy of the Amended Preliminary Overall Subdivision Plans;
- ✓ 17. Prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans, the applicant shall file the conservation easements associated with Section 6 of Lakewood Meadows Subdivision;
18. The final subdivision plans are to be revised to include a more detailed, site specific construction sequence to be approved by the Town Engineer and the Canandaigua Lake Watershed Council;
19. The existing trail located within future Section 9D shall connect to Section 9A with the completion of construction of Section 9A.
20. A landscaping plan shall be submitted including but not limited to 19 street trees (one per each lot), stormwater management facility plantings, and a typical townhome landscaping layout.
21. The applicant shall be aware that sidewalks may be discussed and required with future sections of Section 9.

The above resolution was offered by Ryan Staychock and seconded by Jane Hollen at a meeting of the Planning Board held on Tuesday, January 27, 2015. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry - *Aye*  
Charles Oyler - *Aye*  
Jane Hollen - *Aye*  
Ryan Staychock - *Aye*  
Thomas Schwartz - *Aye*

I, Kathleen Gingerich, 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 January 27, 2015 meeting.

Kathleen Gingerich L. S.  
Kathleen Gingerich, Secretary of the Board



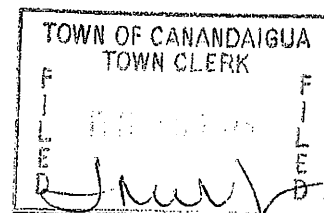
TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

**Original Preliminary Overall Subdivision Approval**

1. Lakewood Meadows Sections 1-8 received Overall Preliminary Subdivision Approval on July 13, 2004.
2. The Overall Subdivision was approved as a Cluster Subdivision under Town Law 278.
3. The Overall Subdivision approval included 8 Sections, 230 lots on 255.4 acres with 131.1 acres of open space (51%).
4. The Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plans were approved at the January 23, 2007 Planning Board meeting with fifteen (15) conditions amending the Preliminary Overall Subdivision.
5. The 2007 Revised Preliminary Overall Subdivision depicted 10 sections including 292 lots on 316.74 acres with 178.5 acres of open space (56%).
6. In compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Planning Board during its review of the Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plat declared this action to be a Type I Action, completed a coordinated review, made a Determination of Non-Significance, and issued a Negative Declaration January 9, 2007.
7. The total project area (parcel size) as approved in 2007 for Section 9 & 10 was 69.2 acres excluding the P.L. Singer Real Estate property (3 acres) along the southern property line.
8. The Parcel identified as Lakewood Meadows Section 9 & 10 was rezoned to SCR-1 with Local Law No. 3 of 2006.
9. The existing zoning for Section 9 & 10 was SCR-1 (Southern Corridor Residential – 1 acre lots).
10. Section 9 & 10 was approved as Conservation Subdivision preserving the identified constrained lands.
11. The density calculations established for Section 9 & 10 were based on the SCR-1 zoning district as defined by Local Law 7 of 2004 and are as follows:

Constrained land areas for Section 9 & 10:

- a. Parcel Size: 69.2 acres
- b. Constrained Lands: 7.49 acres
  - Wetlands = 0.00 acres
  - 100 Year Flood Plains = 0.00 acres
  - Slopes Greater than 20% = 0.0 acres
  - Public Utilities = 0.69 acres (existing watermain)

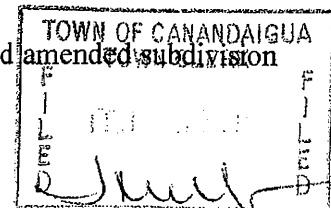


TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

- Woodlands = 5.0 acres
  - Drainage Control Areas = 1.0 acres
  - Middle Cheshire Road R.O.W. = .80 acres
- c. Total Developable Land = 61.71 acres
- d. 1 Dwelling/ Acre = 62 Dwellings
12. Total open space area required to be provided as part of the Cluster Subdivision Approval from 2007 was 35.17 acres (51% of total site area).
13. The total open space area approved as part of the 2007 Section 9 & 10 Subdivision plans was 47.4 acres (68% of total site area), with 3 of the 47.4 acres contingent upon P.L. Singer Real Estate granting annexation to S & J Morrell.
14. 62 patio homes was approved for Section 9 & 10 as part of the 2007 Revised Preliminary Overall Subdivision Plans.

**Amended Preliminary Overall Section 9 Subdivision Approval**

15. Marathon Engineering and Morrell Builders submitted an amended Preliminary Overall Subdivision Plan for Lakewood Meadows Section 9 dated August 26, 2014 and a matrix of the site statistics for the previous 2007 approved subdivision plan versus the proposed 2014 amended plans.
16. The proposed amended subdivision plans proposed a similar layout for single family dwellings and townhouses, preserving the identified constrained lands as referenced above and the required open space areas as previously approved, utility improvements including public water and sanitary sewers, drainage improvements and management areas, landscaping, and trails which were all part of the original 2007 Revised Preliminary Overall Subdivision Plan approval.
17. The proposed amended subdivision plan included 81 residential units (66 townhouses and 15 patio homes).
18. The 2007 Overall Subdivision Sections 1-10 included 292 residential lots.
19. The amended subdivision plans includes 292 residential lots. The approved overall density of Lakewood Meadows Sections 1-10 compared to that of the 2014 amended plans has not changed.
20. The total proposed open space areas for Section 9 is 43.2 acres (62%) where 47.4 acres (68%) including the P.L.Singer property (3 acres) was provided before.
21. The total open space for the Amended Preliminary Overall Subdivision Sections 1-9 is 183.6 acres (59%) where 178.5 acres (56%) was provided before.
22. Open space trails will be provided and continued through the proposed amended subdivision (Section 9) as with the original approval from 2007

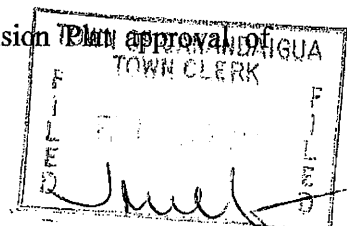


TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

23. Preservation of farmland along Middle Cheshire Road was discussed and encouraged.
24. The Planning Board determined that the proposed Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 plans dated August 26, 2014 are in **Substantial Agreement** with the previously approved Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 & 10 plans dated January 2006 and last revised February 6, 2007 (signed).
25. The applicant stated that the open space areas and stormwater maintenance facilities associated with Sections 9A, 9B, and 9C will be transferred to the Townhome HOA (St. James Parkway).
26. The applicant stated that Morrell Builders will set up a meeting with the existing HOA to discuss this project.
27. The Planning Board made the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
28. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
29. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
30. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
31. The proposed amended subdivision includes 81 new homes, many of which will be occupied by families with one or more children.
32. The proposed amended subdivision will increase the Town's population.
33. This increase in population will intensify the need for land to be used for parks and recreation.
34. A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed amended subdivision plat.
35. The area of the proposed amended subdivision will be 69.2 ± acres (excluding P.L. Singer Real Estate property of 3 acres along the southern property line).
36. The area of the proposed amended subdivision will include residential lots and preserved open space areas. Adequate land for dedication of parkland is not available on the proposed amended subdivision plat.
37. A fee in lieu of parkland shall be paid at the time of issuance of building permits.

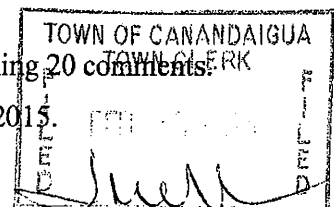
**Final Subdivision Section 9A Approval**

38. The Planning Board received a request for Final (Phased) Subdivision Plat approval of Lakewood Meadows Subdivision, Section 9A Plans.
39. Section 9A is the first section out of four (4) proposed sections.



TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

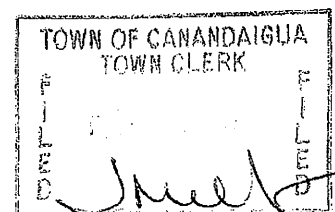
40. The Section 9A plans depict 19 Townhouse lots out of the 66 Townhouse lots and 15 Patio Homes and approximately 5.7 acres of Open Space out of the 67.6 acres proposed within Section 9 of Lakewood Meadows and as described in the Final Subdivision Plans dated December 18, 2014.
41. Section 9A includes the construction of a rain garden and improvements to the existing stormwater management facility which is located within the proposed open space areas.
42. Section 9A proposes a total of 5.7 +/- acres of open space area.
43. The open space areas will be transferred to the Home Owners Association (HOA).
44. Maintenance of the open space areas and the stormwater management facilities will be provided for by the developer until the open spaces areas are transferred to the HOA.
45. Proposed Section 9A is off St. James Parkway which will be extended as part of the proposed improvements.
46. The subdivision will be connected to the existing public water and sewer extending from Section 7A within Lakewood Meadows.
47. No trails are proposed within this section.
48. This application was forwarded to the following outside agencies for review:
  - Jim Fletcher, Highway & Water Superintendent
  - MRB Group, Town Engineers
  - John Berry, Canandaigua Lake County Sewer District
  - Hyland Hartsough, PE, NYSDOH
  - Town Environmental Conservation Board
  - Ontario County Planning Board
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - Geoff Brennessel of NTSEG
  - Wayne Dunton, RG&E
  - Michael Miller, City Fire Department Chief
49. The Town Development Office has received a response from the Ontario County Planning Board dated January 13, 2015.
50. The Planning Board reviewed the Ontario County Planning Board comments, and considered during the review.
51. Ontario County Public Works issued a letter dated January 14, 2015 containing 20 comments.
52. A comment letter was received from the Town Engineer dated January 14, 2015.





TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9A  
3880 MIDDLE CHESHIRE ROAD  
CPN-094-14 TM# 112.00-1-70.000  
FINAL (PHASED) SUBDIVISION PLAT APPROVAL

53. A comment letter (email) was received from the Town Highway & Water Superintendent dated January 6, 2015.
54. A comment letter was received from the Canandaigua Lake Watershed Council dated January 12, 2015.
55. The deed restrictions concerning accessory structures are to be provided to the Planning Board Attorney for approval.
56. The Homeowners Association Agreement regarding the maintenance of the open space areas, trails, and stormwater management facilities is to be submitted to the Town Planning Board Attorney for review and approval.
57. The Planning Board discussed the Town of Canandaigua Ridgeline Development Guidelines and determined that Section 9 is in compliance with the guidelines.
58. The Planning Board determined that a Letter of Credit Estimate in favor of the Town of Canandaigua is to be provided.
59. The Final Subdivision Plans are to note any and all restrictive covenants in detail of the conservation easement and open space areas.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10  
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999  
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a proposed amendment to the 2007 Revised Preliminary Overall Subdivision Plat Approval of the Lakewood Meadows Section 9 & 10 Plans dated January 2006 and last revised February 6, 2007. The amended subdivision plans, dated August 26, 2014 propose a similar layout, preservation of open space areas, utility improvements including water, sanitary, storm sewers, and stormwater management areas which were all part of the original 2007 approval; and

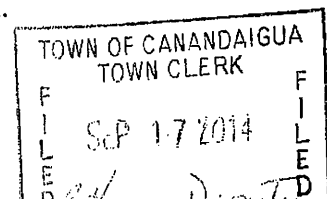
**WHEREAS**, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Planning Board declared this to be a Type I Action and a Determination of Non-Significance was adopted January 9, 2007; and

**WHEREAS**, the Planning Board has completed a review and a comparison of the of the proposed amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 & 10 Plans with the approved 2007 Revised Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 & 10 Plans; and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board determines that the proposed amended Preliminary Subdivision Plat Lakewood Meadows Section 9 & 10 Plans dated August 26, 2014 are in substantial agreement with the previously approved Revised Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 & 10 Plans dated January 2006 and last revised February 6, 2007 and has compiled the attached list of findings to be kept on file with the application in the Town Development Office, and

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

1. A Letter of Credit Estimate in favor of the Town of Canandaigua is to be provided and accepted by the Town Board prior to issuance of building permits.
2. The title of the drawing is to read Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9.
3. The Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Approval with conditions as specified is valid for a period of 180 days from today and shall expire unless an extension is requested by the Applicant and approved by the Planning Board at a later date with a separate resolution.
4. Once all conditions of Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Approval have been met and shown on revised drawings including the revision dates, and all required signatures are affixed to the subdivision plans, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office and Town Clerk within 180 days from today.
5. The Planning Board determines that parkland is not a condition of Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Approval.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10  
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999  
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

6. The Planning Board determines that a Park and Recreation Fee in the amount to be determined by the Town Board on an annual basis is to be paid at the time of application building permits.
7. The subdivision plans are to be revised to label whether or not the existing barns along Middle Cheshire Road are to remain or be removed.
8. The minimum setbacks are to be the following:
  - Front Setback = 20'
  - Rear Setback = 10'
  - Side Setback = 6' (Patio Homes only)
9. A note is to be added to the Preliminary Subdivision Plans that states that the applicant is required to file subdivision deed restrictions concerning accessory structures with the final subdivision plans. Copies of these restrictions are to be filed with Town of Canandaigua Town Hall.
10. The proposed trail locations are to be shown on the Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 plans.
11. A note is to be added to the Preliminary Subdivision Plans that states that the proposed trail is to be installed by the developer to the limits as shown on the final subdivision plans. The developer will be responsible for maintenance of the trail until such time such time that it is conveyed the Home Owners Association, at which time the HOA will assume maintenance responsibilities.
12. A note is to be added to the Preliminary Subdivision Plans that states that the proposed open space areas are to be maintained by the developer until such time such time that the Home Owners Association (HOA) is established and the properties are transferred. The open space maintenance to be as specified in the HOA documents on file with the Town of Canandaigua.
13. A note is to be added to the Preliminary Subdivision Plans that states that any deviation of house pad elevations more than 12 inches shall be approved by the Planning Board.
14. The Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 plans are to be designed to meet the Town of Canandaigua Ridgeline Development Guidelines.
15. The amended subdivision plans are to provide a Section View Plan containing a plan view and section views from the centerline of Middle Cheshire Road looking towards the development as provided with the approved 2007 Preliminary Subdivision Plans for Lakewood Meadows Section 9 & 10.
16. If any existing structures including the barns and shed along Middle Cheshire Road are to remain or be relocated, they are to be labeled as such and the proposed locations identified on the amended subdivision plans.

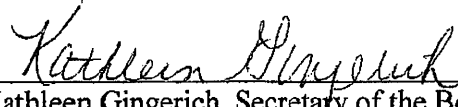
TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10  
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999  
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

17. A note is to be added to the amended subdivision plans stating that the all open space areas including stormwater management facilities and the maintenance responsibilities of these areas will be transferred to the existing HOA.
18. Morrell Builders are to set up a meeting with the existing HOA and provide written notice to the Town Development Office regarding the date in which this meeting will take place prior to Planning Board Chairman signing the Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Plans.
19. The conservation easements associated with Section 6 of Lakewood Meadows Subdivision are to be transferred to the Town of Canandaigua prior to the Planning Board Chairman signing the Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Plans.
20. A maximum of 81 units (66 townhouses and 15 patio homes) are to be provided on the Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Plans.
21. The Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Plans are required to provide a minimum open space area of 43.2 acres for Section 9 and a minimum of 186.3 acres of total open space for Sections 1-9 of Lakewood Meadows.
22. The proposed entrance drive to Section 9 of Lakewood Meadows off of Middle Cheshire Road is to be approved by the Town Highway Superintendent prior to signatures being affixed to the Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 Plans.

The above resolution was offered by Ryan Staychock and seconded by Richard Gentry at a meeting of the Planning Board held on Tuesday, September 9, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry - *Aye*  
Charles Oyler - *Absent*  
*One Vacancy* -  
Ryan Staychock - *Aye*  
Thomas Schwartz - *Aye*

I, Kathleen Gingerich, 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 9, 2014 meeting.

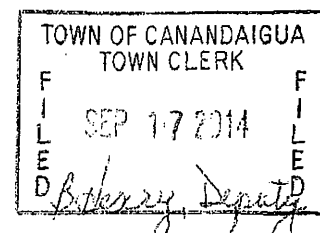
 L. S.  
Kathleen Gingerich, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10  
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999  
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

1. Lakewood Meadows Sections 1-8 received Overall Preliminary Subdivision Approval on July 13, 2004.
2. The Overall Subdivision was approved as a Cluster Subdivision under Town Law 278.
3. The Overall Subdivision approval included 8 Sections, 230 lots on 255.4 acres with 131.1 acres of open space (51%).
4. The Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plans were approved at the January 23, 2007 Planning Board meeting with fifteen (15) conditions amending the Preliminary Overall Subdivision.
5. The 2007 Revised Preliminary Overall Subdivision depicted 10 sections including 292 lots on 316.74 acres with 178.5 acres of open space (56%).
6. In compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Planning Board during its review of the Lakewood Meadows Section 9 & 10 Revised Preliminary Overall Subdivision Plat declared this action to be a Type I Action, completed a coordinated review, made a Determination of Non-Significance, and issued a Negative Declaration January 9, 2007.
7. The total project area (parcel size) as approved in 2007 for Section 9 & 10 was 69.2 acres excluding the P.L. Singer Real Estate property (3 acres) along the southern property line.
8. The Parcel identified as Lakewood Meadows Section 9 & 10 was rezoned to SCR-1 with Local Law No. 3 of 2006.
9. The existing zoning for Section 9 & 10 was SCR-1 (Southern Corridor Residential – 1 acre lots).
10. Section 9 & 10 was approved as Conservation Subdivision preserving the identified constrained lands.
11. The density calculations established for Section 9 & 10 were based on the SCR-1 zoning district as defined by Local Law 7 of 2004 and are as follows:

Constrained land areas for Section 9 & 10:

- a. Parcel Size: 69.2 acres
- b. Constrained Lands: 7.49 acres
  - Wetlands = 0.00 acres
  - 100 Year Flood Plains = 0.00 acres
  - Slopes Greater than 20% = 0.0 acres
  - Public Utilities = 0.69 acres (existing watermain)
  - Woodlands = 5.0 acres
  - Drainage Control Areas = 1.0 acres
  - Middle Cheshire Road R.O.W. = .80 acres
- c. Total Developable Land = 61.71 acres
- d. 1 Dwelling/ Acre = 62 Dwellings



TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10  
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999  
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

12. Total open space area required to be provided as part of the Cluster Subdivision Approval from 2007 was 35.17 acres (51% of total site area).
13. The total open space area approved as part of the 2007 Section 9 & 10 Subdivision plans were 47.4 acres (68% of total site area), with 3 of the 47.4 acres contingent upon P.L. Singer Real Estate granting annexation to S & J Morrell.
14. 62 patio homes were approved for Section 9 & 10 as part of the 2007 Revised Preliminary Overall Subdivision Plans.
15. The average lot size for patio homes of Section 9 & 10 were 8,500 sf.
16. The 2007 Preliminary Subdivision Plans also included public water and sanitary improvements, and storm drainage management areas, landscaping, trails, public roads, sidewalks, and lighting improvements.
17. Marathon Engineering and Morrell Builders submitted an amended Preliminary Overall Subdivision Plan for Lakewood Meadows Section 9 dated August 26, 2014 and a matrix of the site statistics for the previous 2007 approved subdivision plan versus the proposed 2014 amended plans.
18. The Planning Board is to determine if the proposed Amended Preliminary Overall Subdivision Plans of 2014 are in "substantial agreement" with the approved 2007 Revised Preliminary Overall Subdivision Plans for Lakewood Meadows Section 9 & 10 dated January 2006 and last revised February 6, 2007.
19. The proposed amended subdivision plans propose a similar layout for single family dwellings and townhouses, preserving the identified constrained lands as referenced above and the required open space areas as previously approved, utility improvements including public water and sanitary sewers, drainage improvements and management areas, landscaping, trails and sidewalks which were all part of the original 2007 Revised Preliminary Overall Subdivision Plan approval.
20. The proposed amended subdivision plan proposes 81 residential units (66 townhouses and 15 patio homes).
21. The 2007 Overall Subdivision Sections 1-10 included 292 residential lots.
22. The amended subdivision plans of 2014 includes 292 residential lots. The approved overall density of Lakewood Meadows Sections 1-10 compared to that of the 2014 amended plans has not changed.
23. The average lot size is proposed at 11,000 sf.
24. The total proposed open space areas for Section 9 is 43.2 acres (62%) where 47.4 acres (68%) including the P.L.Singer property (3 acres) was provided before. (Net loss of 4.2 ± acres or 1.2 ± acres without P.L. Singer property).
25. The total open space for the Amended Preliminary Overall Subdivision Sections 1-9 is 186.3 ± acres (59%) where 178.5 acres (56%) was provided before (Net gain of 5.1 ± acres).

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10  
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999  
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

26. Sidewalks will be installed in the subdivision and connected to the trail system.
27. Open space trails will be provided and continued through the proposed amended subdivision as with the original approval.
28. Preservation of farmland along Middle Cheshire Road was discussed and encouraged.
29. The Planning Board has completed a review of the cover letter dated August 26, 2014 prepared by Marathon Engineering including the matrix (a comparison of the proposed 2014 Amended Preliminary Overall Subdivision Plat Plans with the approved 2007 Preliminary Overall Subdivision Plat Plans) and determines that the proposed Amended Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 plans dated August 26, 2014 are in **Substantial Agreement** with the previously approved Preliminary Overall Subdivision Plat Lakewood Meadows Section 9 & 10 plans dated January 2006 and last revised February 6, 2007 (signed).
30. The applicant stated that the open space areas and stormwater maintenance facilities will be transferred to the existing HOA.
31. The applicant stated that Morrell Builders will set up a meeting with the existing HOA to discuss this project.
32. The entrance drive off of Middle Cheshire Road will need to be approved by the Town Highway Superintendent.
33. The Planning Board makes the following findings pursuant to New York State Town Law § 277 and Town Code § 111-9.
34. The Planning Board hereby finds that a proper case exists for requiring that a park be located for playgrounds or other recreational purposes on the proposed subdivision plat because of the increase in population that will be created by the proposed new developments.
35. The Town Comprehensive Plan indicates that the Town is in need of more land for parks and recreation.
36. The Town Parks and Recreation Master Plan indicates that the Town is in need of more land for parks and recreation.
37. The proposed amended subdivision includes 81 new homes, many of which will be occupied by families with one or more children.
38. The proposed amended subdivision will increase the Town's population.
39. This increase in population will intensify the need for land to be used for parks and recreation.
40. A suitable park of adequate size to meet the Town's needs cannot be properly located on the proposed amended subdivision plat.
41. The area of the proposed amended subdivision will be 69.2 ± acres (excluding P.L. Singer Real Estate property of 3 acres along the southern property line).

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARATHON ENGINEERING FOR MORRELL BUILDERS  
LAKEWOOD MEADOWS SUBDIVISION, SECTION 9 & 10  
CPN-006-06 TM# 112.00-1-32.111 & 112.04-1-2.999  
AMENDED PRELIMINARY OVERALL SUBDIVISION PLAT APPROVAL

42. The area of the proposed amended subdivision will include residential lots and preserved open space areas. Adequate land for dedication of parkland is not available on the proposed amended subdivision plat.
43. A fee in lieu of parkland shall be paid at the time of issuance of building permits.



**CANANDAIGUA PLANNING BOARD RESOLUTION  
CRITERIA FOR DETERMINING SIGNIFICANCE  
ACTION -**

**FILE # CPN-006-06**

**Whereas**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has determined the proposed Preliminary Plat for Sections 9 & 10 Lakewood Meadows Subdivision (hereinafter referred to as Action) to be an (Type I) under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**Whereas**, the Planning Board has conducted a public hearing on said action and has given consideration to the comments provided at said public hearing; 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 Parts I and II of the Full Environmental Assessment Form.

**Now, therefore, be it 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;
- (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) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change 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 substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place 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.

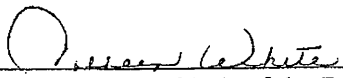
**Be it further resolved that** based on the information and analysis above and the supporting documentation referenced above, the proposed action WILL NOT result in any significant adverse environmental impacts.

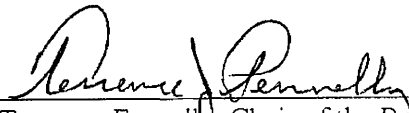
**Be it finally resolved that** the Planning Board does hereby make a Determination of Non-Significance on said Action and directs the Planning Board Chairman to sign and date Part 1 of the Full Environmental Assessment Form and the Negative Declaration form and to file copies thereof as provided for under the SEQR Regulations.

The above resolution was offered by B.Mincer and seconded by J.Maslyn at a meeting of the Canandaigua Planning Board held on Tuesday, January 9, 2007. Following discussion thereon, the following roll call vote was taken and recorded:

Joseph Maslyn	--	AYE
Patricia Van Dyne	--	AYE
Robert Mincer	--	AYE
Bruce Deling	--	AYE
Terrence Fennelly	--	AYE

I, Colleen White, Secretary to the Board, do hereby attest to the accuracy of said action and to it being acted upon and recorded in the official minutes of the January 9, 2007 Planning Board Meeting.

  
Colleen White, Clerk of the Board

  
Terrence Fennelly, Chair of the Board

**TOWN OF CANANDAIGUA**

5440 Route 5 & 20 West  
Canandaigua NY 14424  
(585) 394-1120

*Followed  
through*

**PLANNING BOARD  
DECISION NOTIFICATION FORM**

Meeting Date: July 13, 2004

Project No.: CPN-017-04

Project Location	Tax Map #	Project Description	Applicant	Owner
3937 Middle Cheshire/Wyffels Road	112.00-1-65.11	Preliminary overall approval for 230- lot cluster Subdivision	Morrell Builders 620 Fairport Office Park Fairport, N.Y. 14450	SAME

**TYPE OF APPLICATION**

- ☒ Preliminary ☐ Final  
☒ Subdivision ☐ Special Use Permit ☐ Site Plan  
☐ Sign: Bldg ☐ Sign: Ground  
☒ Granted ☐ Denied ☐ Tabled  
☒ See attached resolution(s)

Continued to:

**SEQR**

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

Negative Declaration Date: 7-13-04 *BSH*

Positive Declaration Date:

**RECOMMENDATION TO**

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

Recommendation:

PLANNING BOARD CHAIR SIGNATURE  
REQUIRED BY 1-9-05  
(DATE)

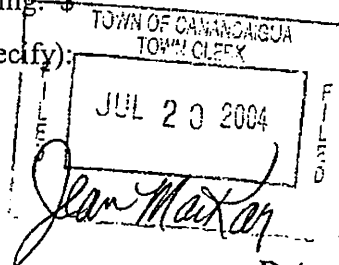
FAILURE TO HAVE THIS SIGNATURE WILL  
NULL/VOID ANY PLANNING BOARD APPROVAL.

Letter of Credit / Bond Requirements:

Landscaping: \$

Soil Erosion: \$

Other (specify):

Certified By: *Jean Markon*

Chairperson, Planning Board

Date: 7-20-04

**ACCEPTING THE FULL ENVIRONMENTAL ASSESSMENT  
ACTION – LAKEWOOD MEADOWS SUBDIVISION PRELIMINARY PLAT  
APPROVAL**

**Whereas**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received and reviewed parts 1 and 3 of the Full Environmental Assessment Form (EAF) for the proposed Lakewood Meadows Subdivision Preliminary Plat (hereinafter referred to as proposed Action) as prepared by Peter Vars, BME Associates, P.C.; and

**Whereas**, the Planning Board has completed the Part 2 of the Full EAF; and

**Whereas**, the Planning Board has been established as the lead agency for the above referenced proposed Action.

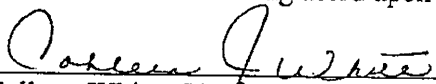
**Now, therefore, be it resolved** that the Planning Board does hereby determine the Full EAF to be complete.

**Be it further resolved** that the Planning Board does hereby accept the Full EAF.

The above resolution was offered by J.Marthaller and seconded by P.McCabe at a special meeting of the Planning Board held on Tuesday, July 13, 2004. The following roll call vote was taken and recorded:

Joyce Marthaller	-	Aye
Carol Maue-Semans	-	Aye
Joseph Maslyn	-	Aye
Patrick McCabe	-	Aye
Jeffrey Hagadorn	-	Aye

I, Colleen White, Clerk of the Board, do hereby attest to the accuracy of the above resolution and to it being acted upon by the Board as stated above.

  
Colleen White, Clerk of the Board

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number

Date July 13, 2004

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **Canandaigua Town Planning Board**, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Impact Statement will not be prepared.

**Name of Action: Morrell Builders Lakewood Meadows 230-lot Single-Family Residential Cluster Subdivision Preliminary Plat Approval**

SEQR Status:    Type 1        X  
                         Unlisted

Conditioned Negative Declaration:    ☐ Yes  
   X No

**Description of Action;**

**Development of a 230 lot single family residential cluster subdivision per the cluster development provisions provided under New York State Town Law, Section 278, Chapter 90, Article III, Section 29 and Chapter 105, Article V, Section 503; as well as construction and dedication of the subdivision roads, sidewalks, street rights-of-way, water main, sanitary sewer and storm water system.**

**Location:** (Include street address and the name of the municipality/county. a location map of appropriate scale is also recommended.)

**The project is located on both the west and east sides of Middle Cheshire Road, approximately 5,000 feet south of Wyffels Road. It is identified as tax accounts #112.00-1-65.100 and #112.00-1-26.11, in the Town of Canandaigua, Ontario County, New York.**

**Reasons Supporting This Determination:**

(See 617.7(b) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

The Town Planning Board, as part of its review of the proposed preliminary plat did consider the action as defined in subdivisions 617.2 (b) and 617.3 (g) of Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

The Town Planning Board, as the designated lead agency, did review the Full Form Environmental Assessment, the criteria contained in subdivision (c) of 617.7, the public hearing record, the Ontario County Planning Referral and other supporting information to identify the relevant areas of environmental concern; and

The Town Planning Board did thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have any potentially significant adverse environmental impact; and

The Town Planning Board did set forth its determination of significance in written form containing a reasoned elaboration and providing reference to all supporting documentation.

  
\_\_\_\_\_  
Jeffrey Hagadorn, Chairman

Town of Canandaigua Planning Board

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed.

Town of Canandaigua, Planning Board Chairperson

For Further Information:

Jeffrey Hagadorn

Contact Person:

5440 Routes 5 & 20 West  
Canandaigua, New York 14424

Address:

(585) 396-0430

Telephone Number:

**For Type 1 Actions and ~~Conditioned Negative Declarations~~, a Copy of this Notice sent to:**

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located  
**Samuel Casella, Town Supervisor**

All involved agencies (If any) **Ontario County Department of Public Works, New York State Department of Environmental Conservation, Region 8 Office; New York State Department of Health, Geneva Regional Office; Town of Canandaigua Highway Superintendent**

Applicant (If any) **Morrell Builders, BME Associates, P.C.**

Environmental Notice Bulletin [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us) (518) 402-9165

**CRITERIA FOR DETERMINING SIGNIFICANCE  
ACTION - LAKEWOOD MEADOWS SUBDIVISION PRELIMINARY PLAT  
APPROVAL**

**Whereas**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has determined the proposed Lakewood Meadows Subdivision Preliminary Plat (hereinafter referred to as Action) to be a Type I Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**Whereas**, the Planning Board, as the designated lead agency under SEQR, has conducted a coordinated review of said Action with the identified involved and interested agencies; and

**Whereas**, the Planning Board has conducted a public hearing on said action and has given consideration to the comments provided at said public hearing; 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 Parts 1, 2 and 3 of the Full Environmental Assessment Form (EAF) prepared by Peter Vars, BME Associates, P.C., and

**Whereas**, the Planning Board, at their meeting on Tuesday, July 13, 2004 adopted a resolution accepting the above mentioned Full EAF as being complete.

**Now, therefore, be it resolved** that the Planning Board reasonably concludes the following impacts that are expected to result from the proposed Action, when compared against the criteria in Section 617.7 ( c ):

- (i) 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 the potential for erosion; flooding, leaching or drainage problems resulting from the proposed Action;

The Planning Board finds that there will not be a substantial adverse change in existing air quality, traffic noise levels, flooding, leaching or other drainage problems resulting from the proposed development.

The Planning Board finds that the applicant will be required to follow the established town guidelines for protecting the ground or surface water quality. Compliance with these guidelines will mitigate any potentially significant adverse impact associated with ground or surface water quality.

The Planning Board finds that the applicant will be required to comply with the Stormwater Phase II Regulations, promulgated by the New York State Department of Environmental Conservation. Compliance with these regulations will adequately mitigate any substantial adverse change to the quantity or quality of ground or surface water aspects associated with the proposed Action.

The Planning Board finds that there will be an increase in the amount of solid waste being generated from the proposed Action. This increase will be accommodated through contractual agreements with the future homeowners and licensed haulers to approved landfill sites.

**CRITERIA FOR DETERMINING SIGNIFICANCE**  
**ACTION - LAKEWOOD MEADOWS SUBDIVISION PRELIMINARY PLAT**  
**APPROVAL**  
**Page Two**

- (ii) a substantial adverse change associated with the large quantities of vegetation or fauna being removed or destroyed as the result of the proposed action; a substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; a significant adverse impact upon habitat areas on the site; a significant adverse impact upon known threatened or endangered species of animal or plant, or the habitat of such species; or, any other significant adverse impacts to the site's natural resources;

The Planning Board finds that the Action will have positive impacts upon the protection of large quantities of vegetation being removed or destroyed as the result of the conservation density subdivision approach to minimize ground disturbance.

The Planning Board finds that there will not be a substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action.

The Planning Board finds that there will be disturbance upon habitat areas on the site, however, such impact has been mitigated to the fullest extent practicable as the result of the conservation density subdivision design.

The Planning Board finds that there will not be any significant adverse impact upon known threatened or endangered species of animals or plants, or the habitat of such species, as such animals or plants have not been found to exist upon the site.

The Planning Board finds that there will not be any significant adverse impact upon the site's natural resources, as these attributes have been identified and avoided to the greatest extent practicable.

- (iii) the significance of any adverse impacts upon known Critical Environmental Area(s) that exist on the site which would be allowed to be disturbed as the result of the proposed Action;

The Planning Board did not find any Critical Environmental Area(s) on the site. Therefore, there will be no significant adverse impact upon this criteria.

- (iv) the significance of any adverse impact(s) created by the overall density of the site with the regard to the adopted Town Comprehensive Plan land use recommendations;

The Planning Board finds that the overall density of the proposed Action is consistent with the land use recommendations for this area as contained in the Town's officially adopted Comprehensive Plan.

- (v) the significance of any adverse impacts associated with the disturbance of known important historical, archeological, architectural, or aesthetic resources on the site, or the impacts of the proposed Action's ability to impair the existing community or neighborhood character;

The Planning Board finds that there are no important historical, archeological, or architectural resources found to exist upon the site which would be adversely impacted by the proposed Action.



**CRITERIA FOR DETERMINING SIGNIFICANCE**  
**ACTION - LAKEWOOD MEADOWS SUBDIVISION PRELIMINARY PLAT**  
**APPROVAL**

**Page Three**

The Planning Board finds that the aesthetic resources of the area and the site of the proposed Action have been mitigated to the fullest extent practicable. The proposed design takes into consideration the preservation of the Middle Cheshire Road corridor by keeping development single loaded and fronting towards said road. In addition, the design provides a greater setback of structures from along said road than otherwise required by existing zoning regulations. Furthermore, the interior design of the proposed Action protects and promotes to the greatest extent practicable the scenic vistas of Canandaigua Lake. Finally, the Planning Board intends to place a condition of approval on the overall preliminary plat that supplemental plantings of trees will be provided to buffer proposed lots #46, #47 and #68 through #70 from the view of motorists traveling along the Middle Cheshire Road corridor.

The Planning Board finds that the proposed Action will not have a significant adverse impact upon, or impair the existing community or neighborhood character. On the contrary, the Board finds that the proposed Action will have positive impacts to improve the protection of the site's natural resources beyond what other similar actions either would have addressed, or have addressed through their approval process. In addition, the character of the proposed Action establishes the land use recommendations set forth in the adopted Town of Canandaigua Comprehensive Plan and provides a precedent for similar consideration of other actions.

- (vi) The significance of any major change in the use of either the quantity or type of energy resulting from the proposed Action;

The Planning Board finds that the proposed action will not result in any significant adverse impact upon either the quantity or type of energy. Although there will be additional demand for energy consumption associated with the proposed Action, there is no known information available that the providers of electricity and natural gas will not be able to serve the anticipated needs of this Action.

- (vii) The significance of any hazard being created to human health by the proposed Action;

The Planning Board finds that the proposed Action will not result in any significant adverse impact upon human health. Adequate measures have been identified to provide design features to accommodate emergency vehicle access and highway maintenance vehicles. Sight distances of all proposed street intersections have been reviewed and found to be acceptable to established highway safety standards. Identified pedestrian sidewalks and trails will be constructed to specifications approved by the Town. Sidewalk crossings on Middle Cheshire Road will be adequately spaced and identified to protect, to the greatest extent practicable, the public. No portion of the site is being constructed within an established area of special flood hazard, or on slopes that can not be stabilized during and after construction.

- (viii) The significance of a substantial change in the use, or intensity of use, or land including agricultural, open space or recreational resources, or in its capacity to support existing uses;

The Planning Board finds that there will be the retirement of land that was previously used for agricultural operations. However, such loss of farmland currently does not adversely impact any existing agricultural operation occurring on the site.

## **CRITERIA FOR DETERMINING SIGNIFICANCE**

### **ACTION - LAKEWOOD MEADOWS SUBDIVISION PRELIMINARY PLAT APPROVAL**

#### **Page Four**

The Planning Board finds that the design of the proposed Action will result in a substantial amount of open space remaining under the control of a Homeowner's Association; and that there are numerous opportunities for recreational pursuits to occur on the site for the future benefit of residents. The Board also finds that there is no identified plan for public open space, parkland or recreational land associated with the proposed Action. Finally, the Board finds that the collection of park and recreational fees associated with the development of each parcel of land will have a positive impact upon the funding of programs, activities and facilities for meeting future municipal needs.

- (ix) The significance of a large number of persons attracted to the sites for more than a few days, when compared to the number of persons who would come to such place absent the action;

The Planning Board finds that there will ultimately be a larger number of persons attracted to the sites for more than a few days, when compared to the number of persons who would come to such place absent the action. Although such finding will have an impact upon the neighborhood surrounding the site, the Board finds that existing highways have adequate capacity to accommodate the increase in visits to the site. Therefore, the Board finds that the proposed Action will not result in any significant adverse impact upon this criteria.

- (x) The significance of the creation of a material demand for other actions that would result in one of the above consequences;

The Planning Board has considered a number of impacts associated with actions that would likely create a material demand as the result of one of the above consequences and finds that there are no known potentially significant adverse impacts likely to occur as the result of the proposed Action.

- (xi) The significance of whether or not there will be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact;

The Planning Board finds that the proposed Action will not cause changes in two or more of the elements of the environment that when considered together would result in a substantial adverse impact.

- (xii) The significance of two or more related actions which would have a significant adverse impact upon the environment.

The Planning Board finds that there are not two or more related actions which would have a significant adverse impact upon the environment.

**Be it further resolved** that 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.

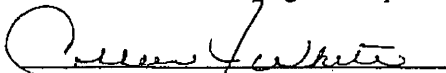
**Be it finally resolved** that the Planning Board does hereby make a Determination of Non-Significance on said Action and directs the Chairman to sign and date the Full Environmental Assessment Form, the Negative Declaration Form and to provide notice thereof in the Environmental Notice Bulletin.

**CRITERIA FOR DETERMINING SIGNIFICANCE**  
**ACTION - LAKEWOOD MEADOWS SUBDIVISION PRELIMINARY PLAT**  
**APPROVAL**  
**Page Five**

The above resolution was offered by J.Marthaller and seconded by C.Maue-Semans at a special Planning Board Meeting, held on Tuesday, July 13, 2004. The following roll call vote was taken and recorded:

Joyce Marthaller	-	Aye
Carol Maue-Semans	-	Aye
Joe Maslyn	-	Aye
Patrick McCabe	-	Aye
Jeffrey Hagadorn	-	Aye

I, Colleen White, Clerk of the Planning Board, do hereby attest to the accuracy of the above resolution and to it being acted upon by the Board as set forth above.

  
Colleen White, Clerk of the Board

## Part 2 – PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency  
Lakewood Meadows

### General Information (Read Carefully)

- In completing the form, the reviewer should be guided by the questions: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term, and cumulative effects.

### Instructions (Read Carefully)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

### IMPACT ON LAND

1. Will the Proposed Action result in a physical change to the project site?  
☐ No ☒ Yes – see Part 3 attachment

**Examples** that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction of expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts

Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ No ☐ Yes

Specific land forms:

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

## IMPACT ON WATER

Will the proposed affect any water body designated as protected?  
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ No ☐ Yes

**Examples** that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts:

4. Will Proposed Action affect any non-protected existing or new body of water?

☐ No ☒ Yes – see Part 3 attachment

**Examples** that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10-acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts:

5. Will Proposed Action affect surface or groundwater quality or quantity?

☐ No ☒ Yes – see Part 3 attachment

**Examples** that would apply to column 2

- Proposed Action will require a discharge permit.  
Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.  
Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts:

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☐ No ☒ Yes – see Part 3 attachment

**Examples** that would apply to column 2

- Proposed Action would change floodwater flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change     |
|-------------------------------------|-----------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <br>                                |                                   |  |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <br>                                |                                   |  |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <br>                                |                                   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

7. Will Proposed Action affect air quality? ☐ No ☒ Yes-- see Part 3 attachment

- ## IMPACT ON PLANTS AND ANIMALS

- Examples that would apply to column 2**

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ No ☐ Yes

- ## IMPACT ON AGRICULTURAL LAND RESOURCES

- Examples that would apply to column 2**

- 8



### IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14 (g)?

☒ No ☐ Yes

#### Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in the reduction in the quality of the resource?
- Proposed Action will impact the use, function, or enjoyment of the resource?
- Other impacts:

### IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?  
☐ No ☒ Yes – see Part 3 attachment

#### Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts:

### IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?  
☒ No ☐ Yes

#### Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- 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 major commercial or industrial use.
- Other impacts:

### NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?  
☐ No ☒ Yes– see Part 3 attachment

#### Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school, or other sensitive facility. Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen..
- Other impacts: temporary during construction only

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated By  
Project Change

☐
☐
☐
☐
☐
☐
☐
☐
☐
☐
☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☒
☒
☐
☐
☐
☐
☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐
☐
☐
☐
☐
☐
☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐
☐
☐
☐
☒
☐
☐
☐
☐
☐
☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No



### IMPACT ON PUBLIC HEALTH

8. Will Proposed Action affect public health and safety?

☒ No ☐ Yes

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low-level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e., toxic, poisonous highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts:

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated By  
Project Change

☐
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ No ☒ Yes— see Part 3 attachment

Examples that would apply to column 2

- The permanent population of the city, town, or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed Action will conflict with officially adopted plans or goals.
- Proposed Action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures, or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police, and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment
- Other impacts:

☐
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

☒
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

☒
☐

☐ Yes ☐ No

☐
☒

☒ Yes ☐ No

☒
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?

☐ No ☒ Yes

**If Any Action in Part 2 Is Identified as a Potential Large Impact or  
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

**Part 3 – EVALUATION OF THE IMPORTANCE OF IMPACTS**

**Responsibility of Lead Agency**

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

**Instructions**

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

**To answer the question of importance, consider:**

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)