

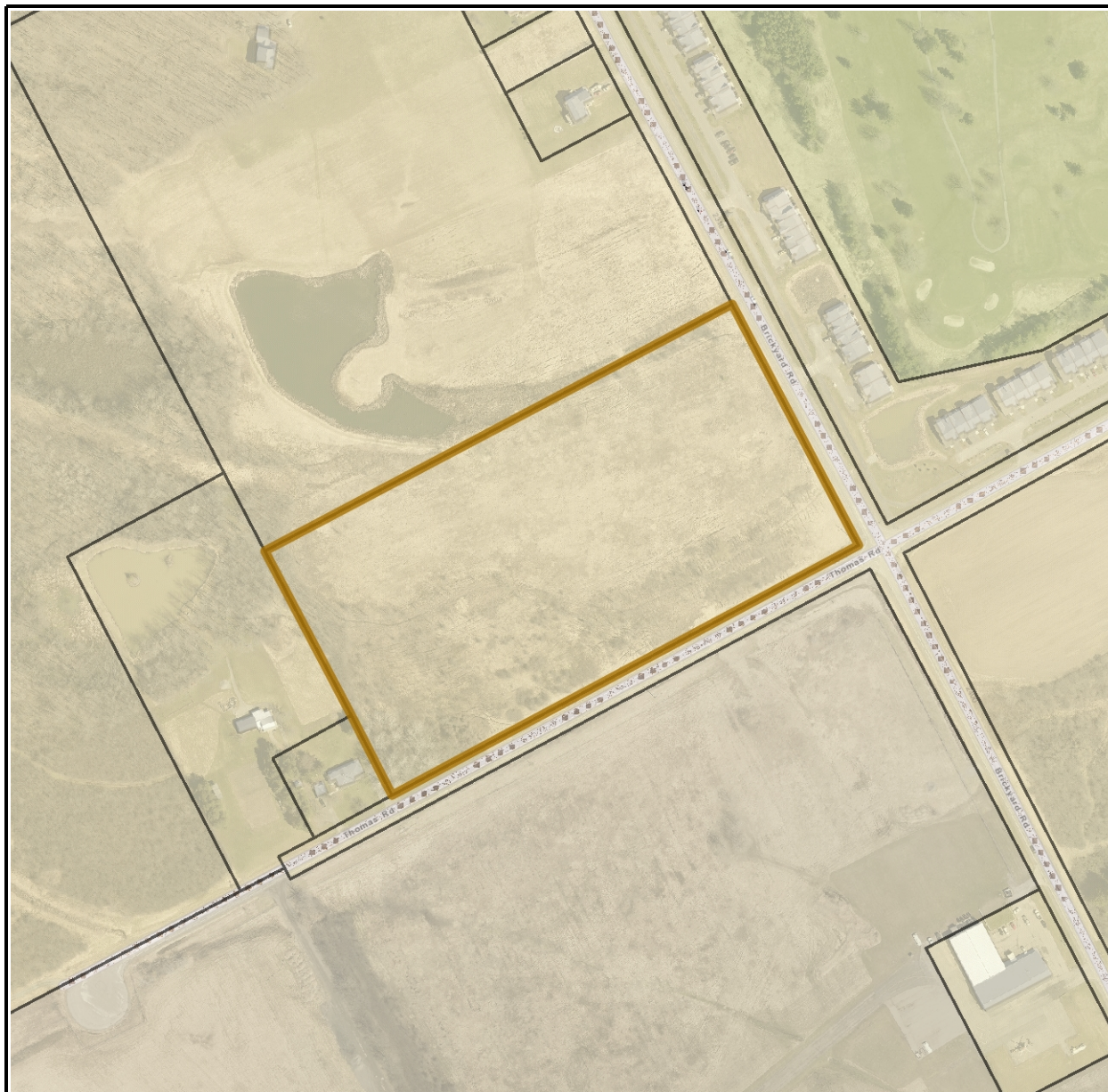


Project ID: T_CANAND_2019_NOV_4

Community: Town of Canandaigua

Project Tax Map Numbers:

69.00-1-10.122

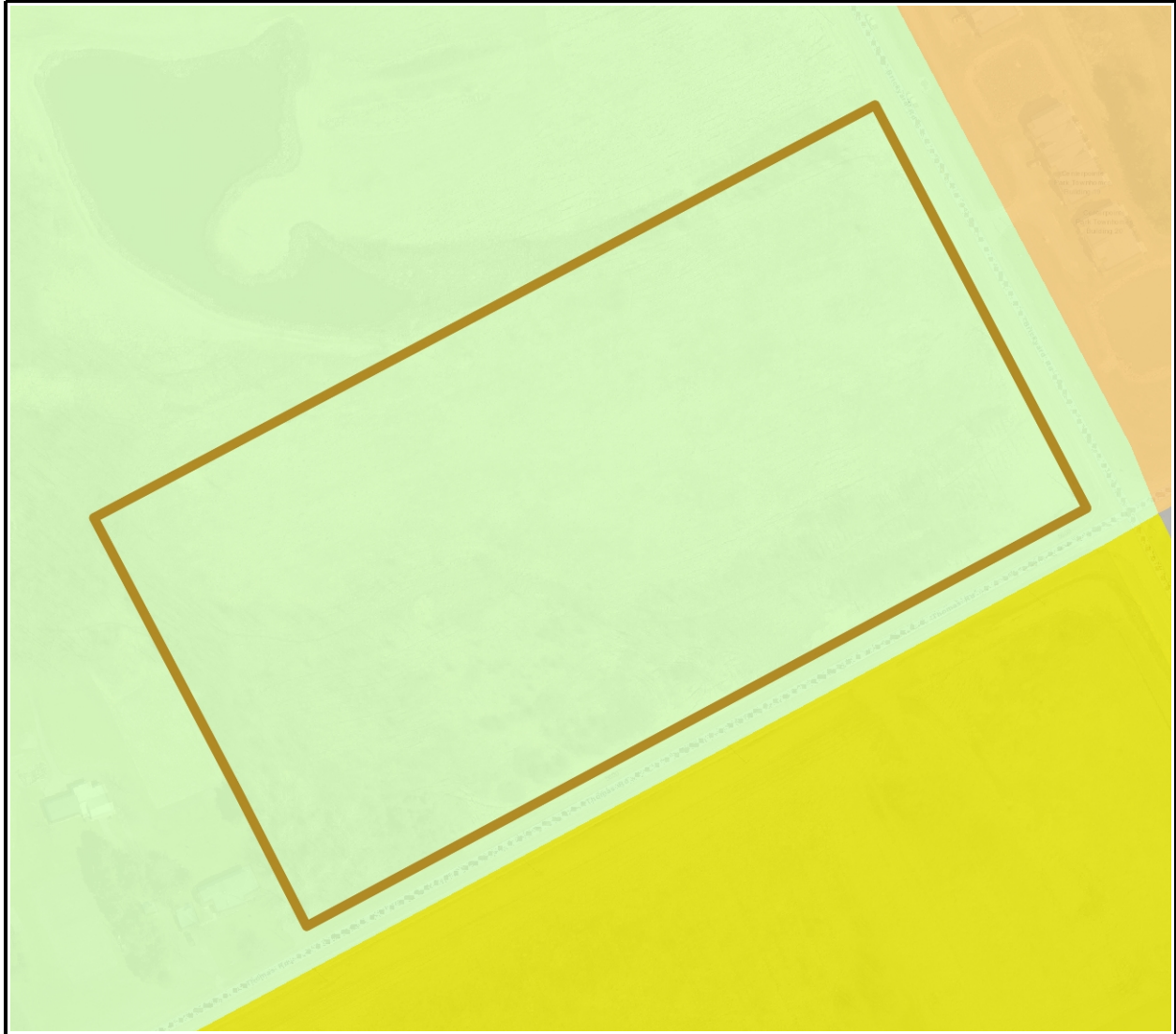




PROJECT AREA SUMMARY

Planning Board Referral Zone - Features Impacted:

Local Zoning		
Zoning Type	Description	% Area
Town of Canandaigua Zoning	AR-2 - Agricultural Rural Residential - 2 Acre Lot	100.0%



NOTE: Detailed legends for each community's local zoning can be found at the end of this report. Please be sure to always check with the local zoning office to verify these data layers are correct and up to date.



Easements

SPECIAL NOTE: Easements are in development and NOT completed or deed verified! Where such information is researched, details will be provided below.

Easements

SPECIAL NOTE: Easements are in development and NOT completed or deed verified! Where such information is researched, details will be provided below.



NOTE: A detailed legend of all the easement categories can be found at the end of this report.



ENVIRONMENTAL FEATURES

Ecological Communities

Contact: Ontario County Planning Department: 585-396-455

Ecological Community Type	% Coverage	Acres
Successional Old Field	97.952%	12.4
Mowed Lawn	1.579%	0.2
Silver Maple-Ash Swamp	0.469%	0.1

NYS DEC Wetlands

Contact: Division of Fish and Wildlife: 518-402-8848

Wetland Type	% Coverage	Acres
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National Wetland Inventory

Contact: US Fish and Wildlife, Megan Lang, 703-358-2103

Wetland Type	% Coverage	Acres
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FEMA Flood Zones

Contact: 1-877-336-2627, <https://msc.fema.gov/portal/resources/contact>

Flood Zone	% Coverage	Acres
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FEMA Floodways

Contact: 1-877-336-2627, <https://msc.fema.gov/portal/resources/contact>

Floodway Map Panel	% Coverage	Acres
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USGS HUC 12 Watersheds

Contact: 1-888-275-8747, <https://water.usgs.gov/GIS/huc.html>

HUC 12 Watershed Name	% Coverage	Acres
Middle Mud Creek	100.0%	12.7

Property Drainage to USGS Permanent Streams

Stream Name	USGS Stream ID
-------------	----------------

New York State Aquifers

Contact: (518) 402-8086, <http://www.dec.ny.gov/lands/36119.html>

Aquifer Type	Status	Yield
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Agricultural District

District: Contact: NYS Agricultural District Program

Exemptions

Tax Map ID	Code	County	Town	Village	School
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Percent Slope

Contact: Ontario County GIS Program, Sheri Norton, 585-396-4482

Slope Category	% Coverage
Category 1 - Little or no slope: 0-3% gradient	86.2%
Category 2 - Gentle slope: 4-9% gradient	13.4%
Category 3 - Moderate slope: 10-15% gradient	0.2%
Category 4 - Steep slope: 16-30% gradient	0.1%

Rare Plants and Animals

Contact: NY Natural Heritage Program, 518-402-8944

No

NYS DEC Spills

Contact: Division of Environmental Remediation, 518-402-9543

NYS DEC Bulk Storage Facilities

Contact: Division of Environmental Remediation, 518-402-9543

NYS DEC Remediation Sites

Contact: Division of Environmental Remediation, 518-402-9543

Data Note: Locations of remediation sites are plotted by physical address. Many sites listed in the source table are missing part or all of the address and cannot be interpreted as map locations.





SOIL INFORMATION

Soil Type:	Percent of Parcel:	Acres
Schoharie silty clay loam, 0 to 3 percent slopes	40.6%	5.150
Lakemont silty clay loam, 0 to 3 percent slopes	32.8%	4.160
Schoharie silt loam, 3 to 8 percent slopes	23.2%	2.940
Collamer silt loam, 0 to 3 percent slopes	3.4%	0.430

SOIL DESCRIPTION: Schoharie silty clay loam, 0 to 3 percent slopes

Farmland Importance: All areas are prime farmland **Soil Symbol:** 36A

Erodibility: Very High **Hydric Classification:** Not Hydric

Depth to Water Table (cm): 53 **Hydrologic Soil Group:** C/D **Permeability:** Moderately High

SOIL DESCRIPTION: Lakemont silty clay loam, 0 to 3 percent slopes

Farmland Importance: Farmland of statewide importance **Soil Symbol:** 34A

Erodibility: Very High **Hydric Classification:** Partially Hydric

Depth to Water Table (cm): 0 **Hydrologic Soil Group:** D **Permeability:** Moderately Low

SOIL DESCRIPTION: Schoharie silt loam, 3 to 8 percent slopes

Farmland Importance: All areas are prime farmland **Soil Symbol:** 37B

Erodibility: Very High **Hydric Classification:** Not Hydric

Depth to Water Table (cm): 51 **Hydrologic Soil Group:** C/D **Permeability:** Moderately High

SOIL DESCRIPTION: Collamer silt loam, 0 to 3 percent slopes

Farmland Importance: All areas are prime farmland **Soil Symbol:** 31A

Erodibility: Very High **Hydric Classification:** Not Hydric

Depth to Water Table (cm): 47 **Hydrologic Soil Group:** C/D **Permeability:** Moderately High





CULTURAL FEATURES

National Register Sites

Contact: Virginia Bartos, NYS Historic Preservation Office, 518-268-2161

Site Name	Number	Date
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Historic Barns

Contact: Municipal Historian / Ontario County Planning Department

Archaeological Impact

Contact: NYS Office of Historic Preservation, Tim Lloyd, 518-268-2186

N/A

INFRASTRUCTURE

Special Districts

Water: Canandaigua-Farmington Water District Drainage:

Sewer: Lighting:

TeleCommunication

Telephone Providers: Finger Lakes Technology Group
Frontier Telephone of Rochester

Utility Providers

Natural Gas: NEW YORK STATE ELCTRIC & GAS Electric: ROCHESTER GAS & ELECTRIC





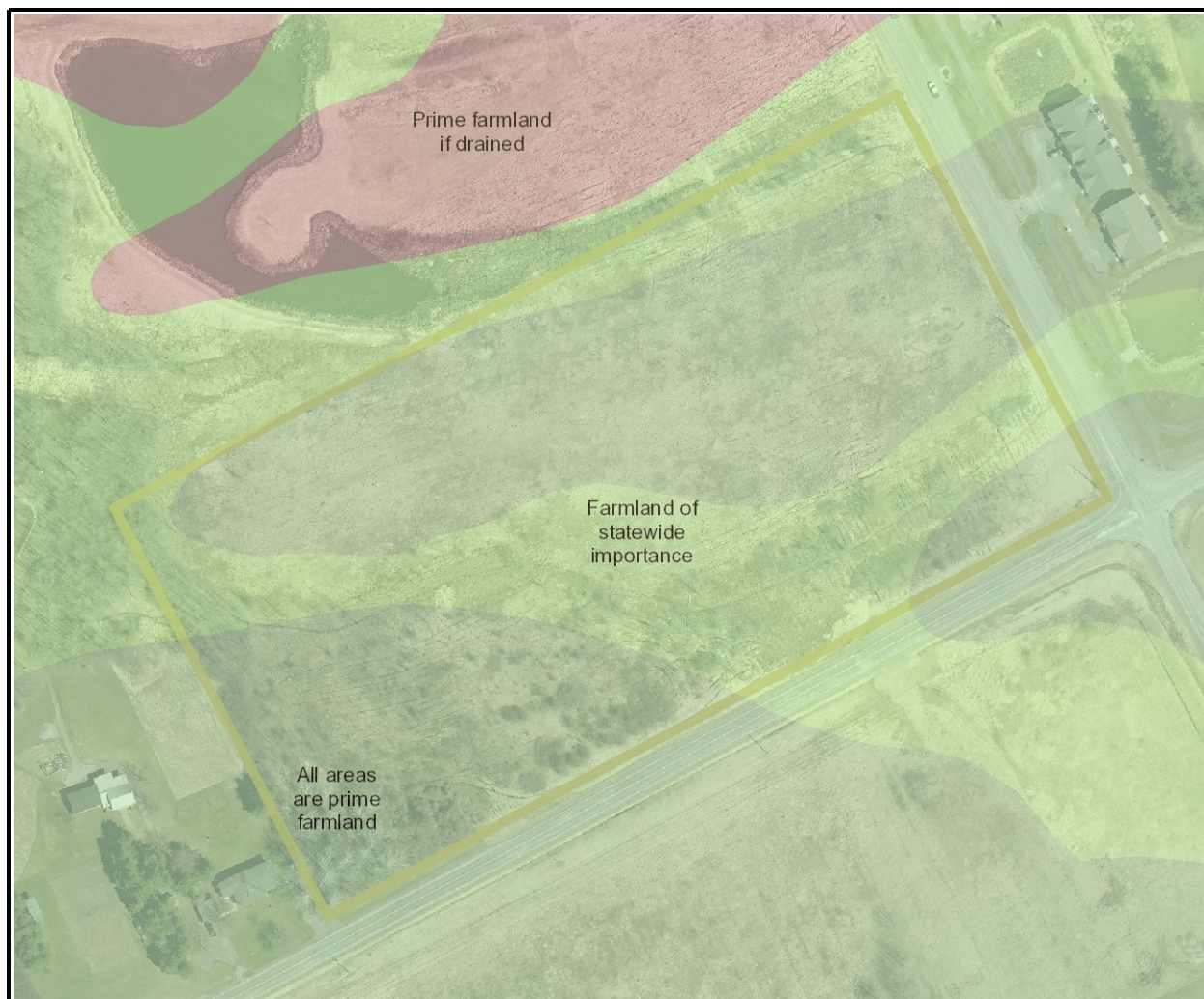
DETAILED MAPS

Soil Types





Soil - Farmland Importance



All areas are prime farmland	Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance	Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Farmland of unique importance	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of local importance	Prime farmland if irrigated and reclaimed of excess salts and sodium
Prime farmland if drained	Not prime farmland
Prime farmland if protected from flooding or not frequently flooded during the growing season	Not rated or not available
Prime farmland if irrigated	
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	
Prime farmland if irrigated and drained	



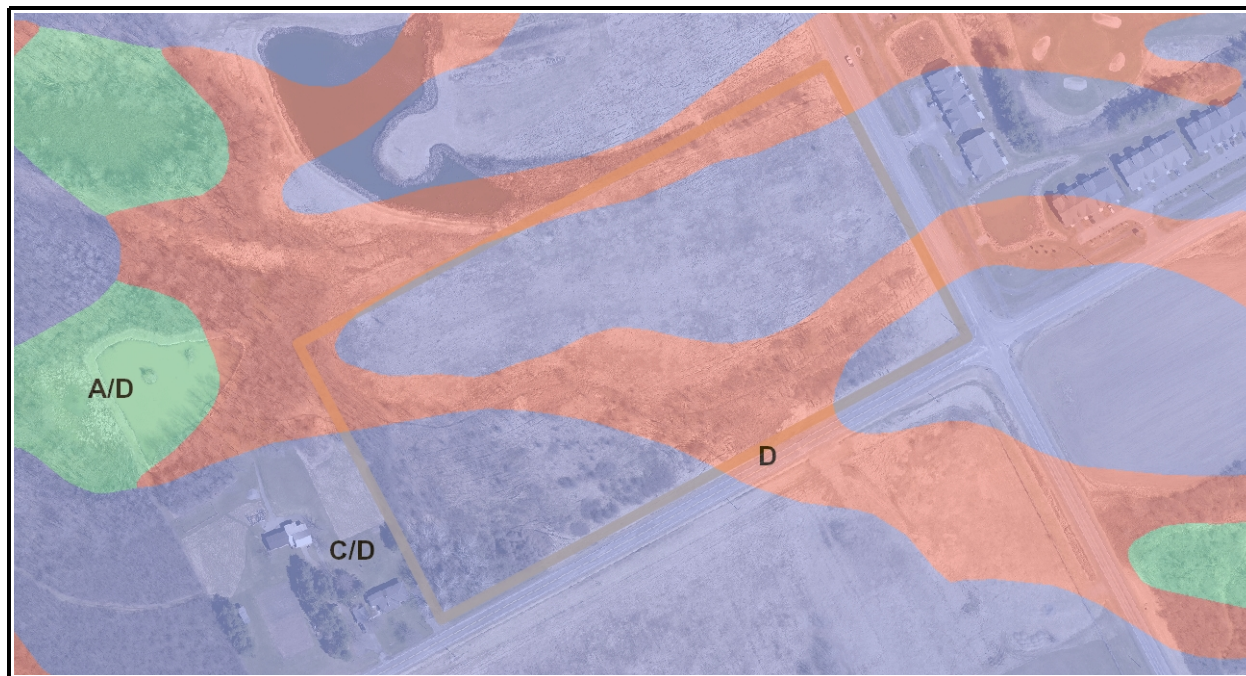


Soil - Hydric Classification



All Hydric Not Hydric Partially Hydric Unknown Hydric

Soil - Hydrological Soil Group

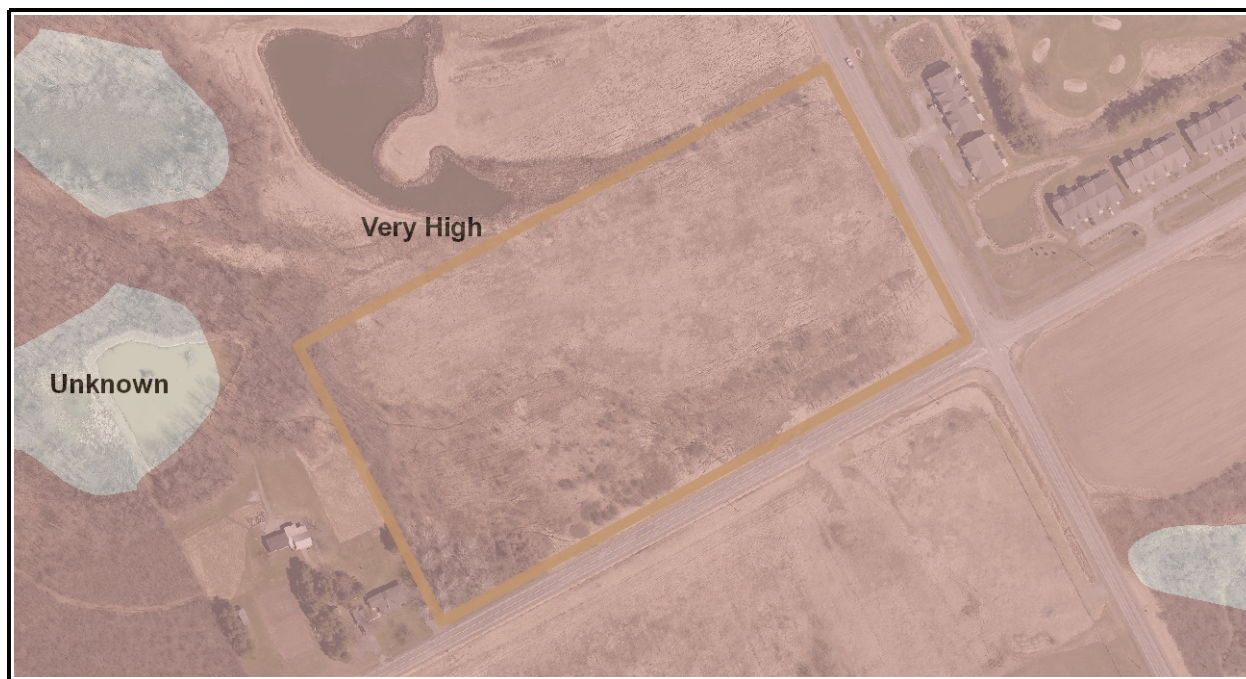


A A/D B B/D C C/D D



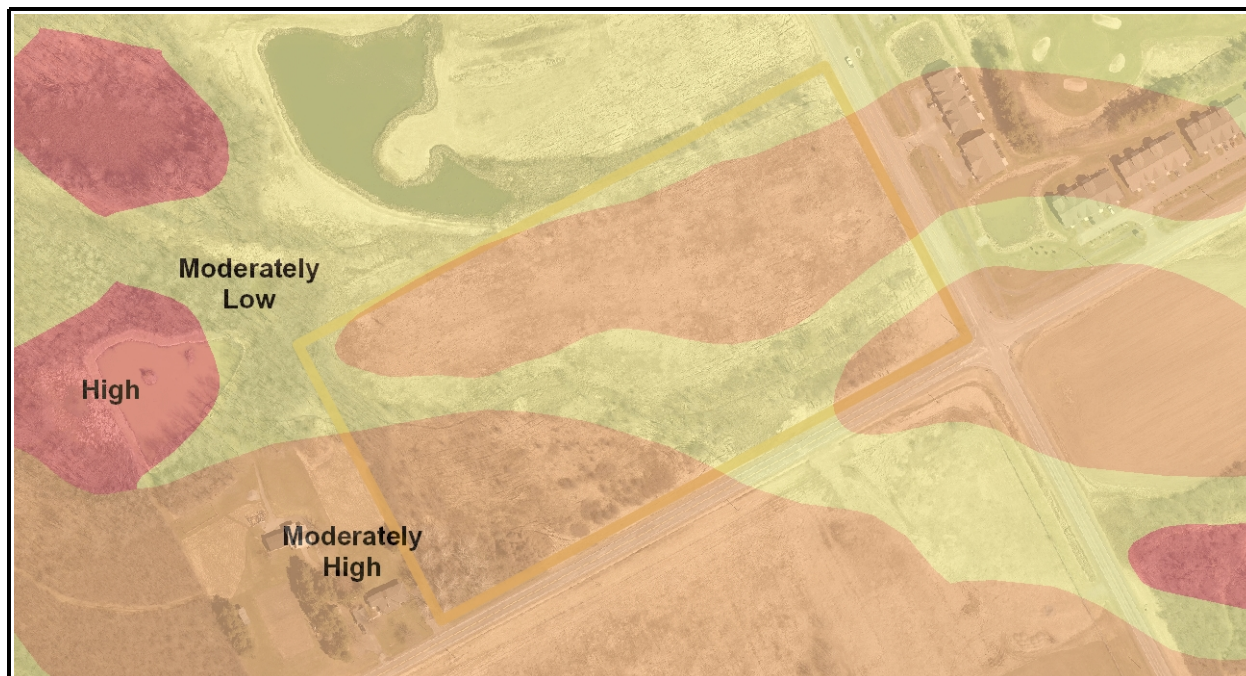


Soil - Erodibility Potential



Low Medium High Very High Unknown

Soil - Permeability

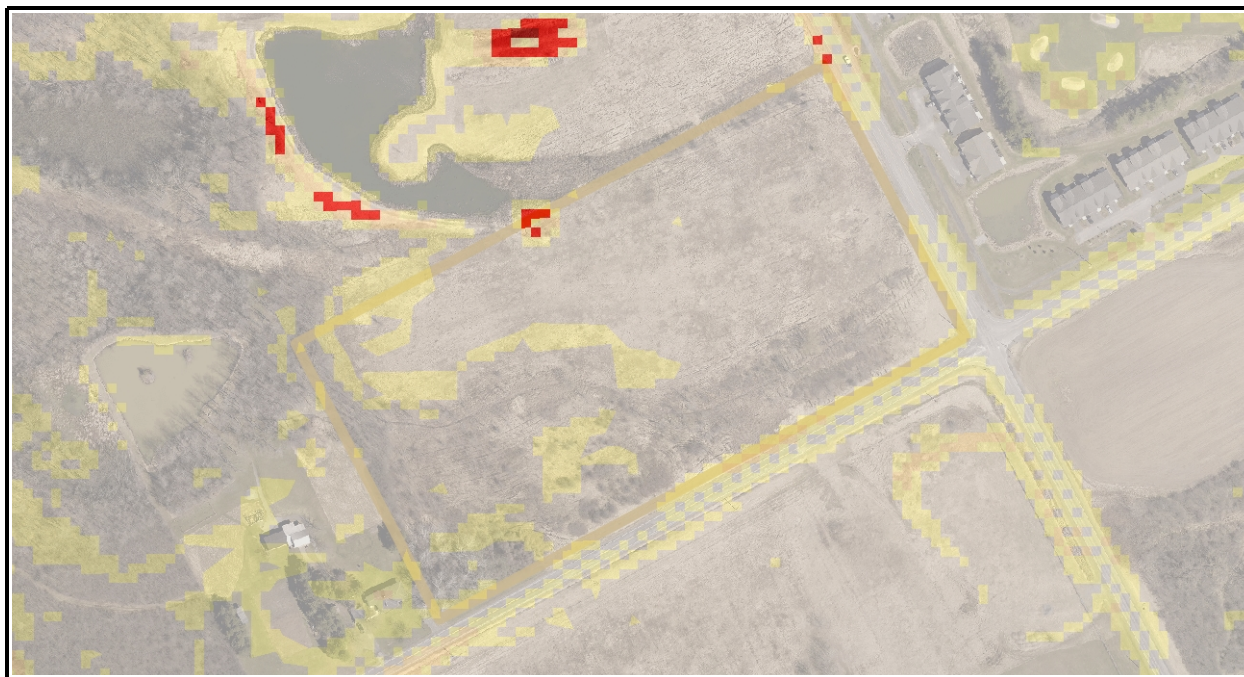


Moderately Low Moderately High High Very High Not rated

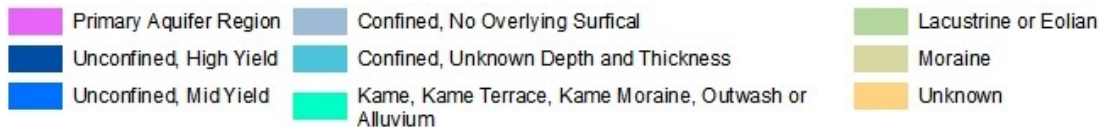




Percent Slope

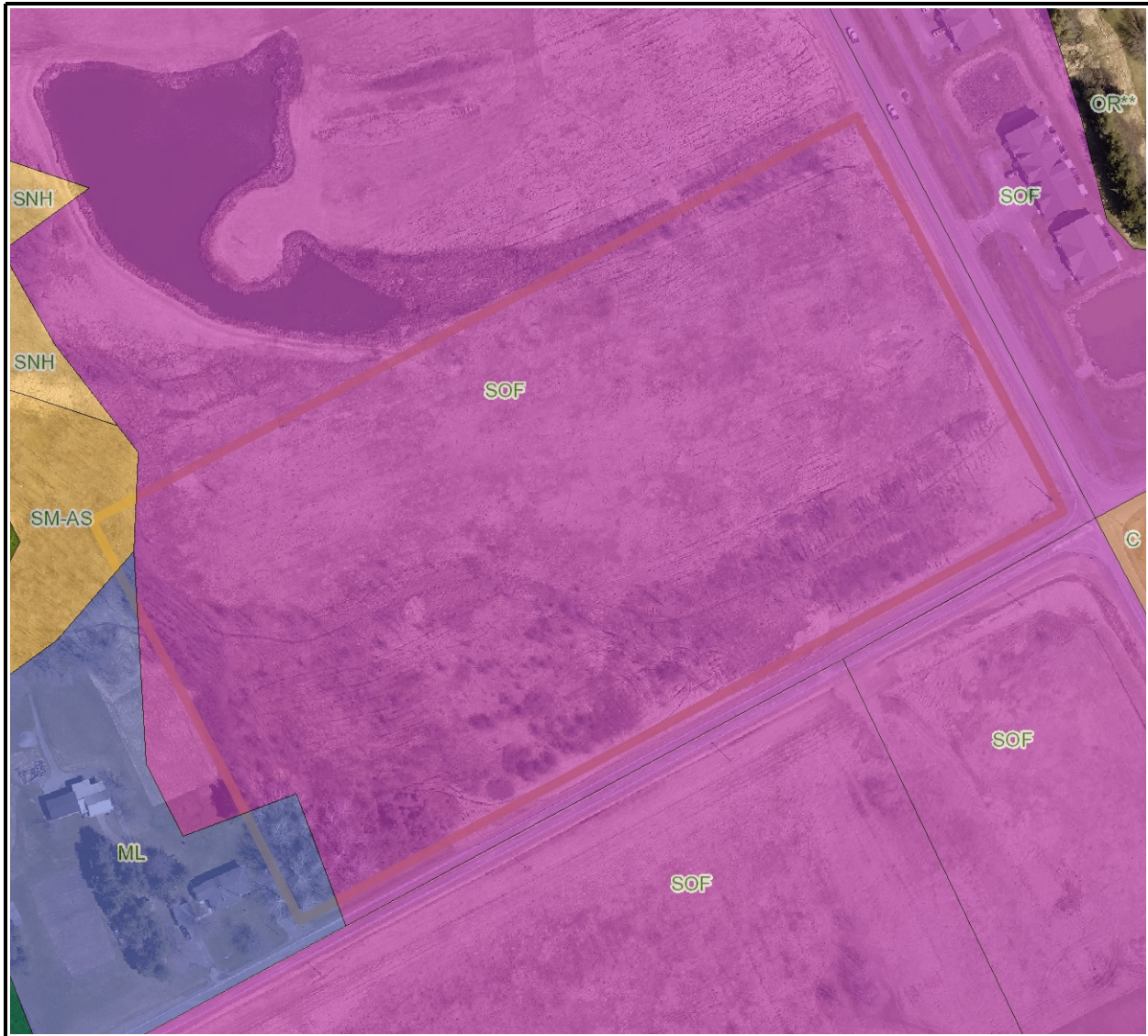


Aquifers





Ecological Communities

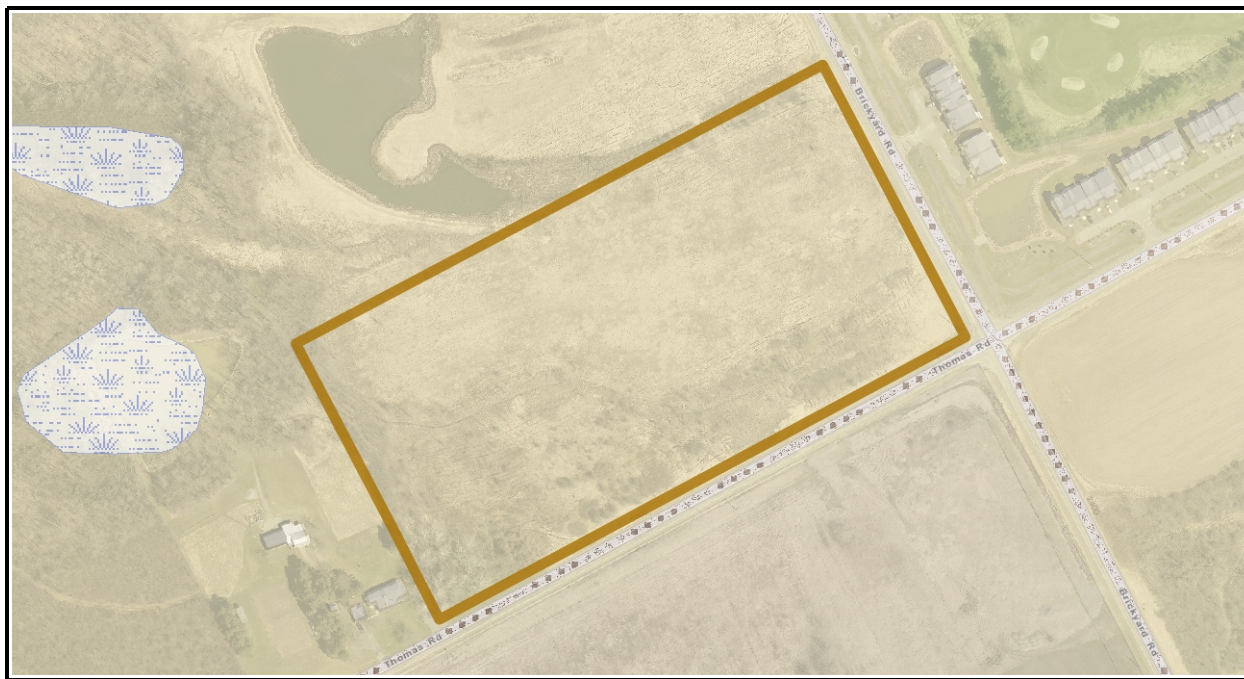


GM/A	SUC.S//CP	C/RMS	FPT	PA	SSH
SOF//CP	PR/P	CP	FP/AP	RSE	STP
MLWT	SUC.S//SNH	CR	GM	SEM	SUC.S
UR/P	SM-AS	DEM	MAS	SHN	USE
SOF//SUC.S	Cemetery	EP	ML	SNH	USE/PA
SAN.M	AO-HF	F/HG	ML/R	SOF	XP
H-SR/P	RM-TPS	FF	O	SP	UNKNOWN
H-HS	AOH	FOF	OR	SS	
CP//SNH	C	FPF	P	SSF/CP	





Wetlands and Streams



USGS 1:24K National Hydrography

Major Streams

Tributaries



NYS DEC Wetlands



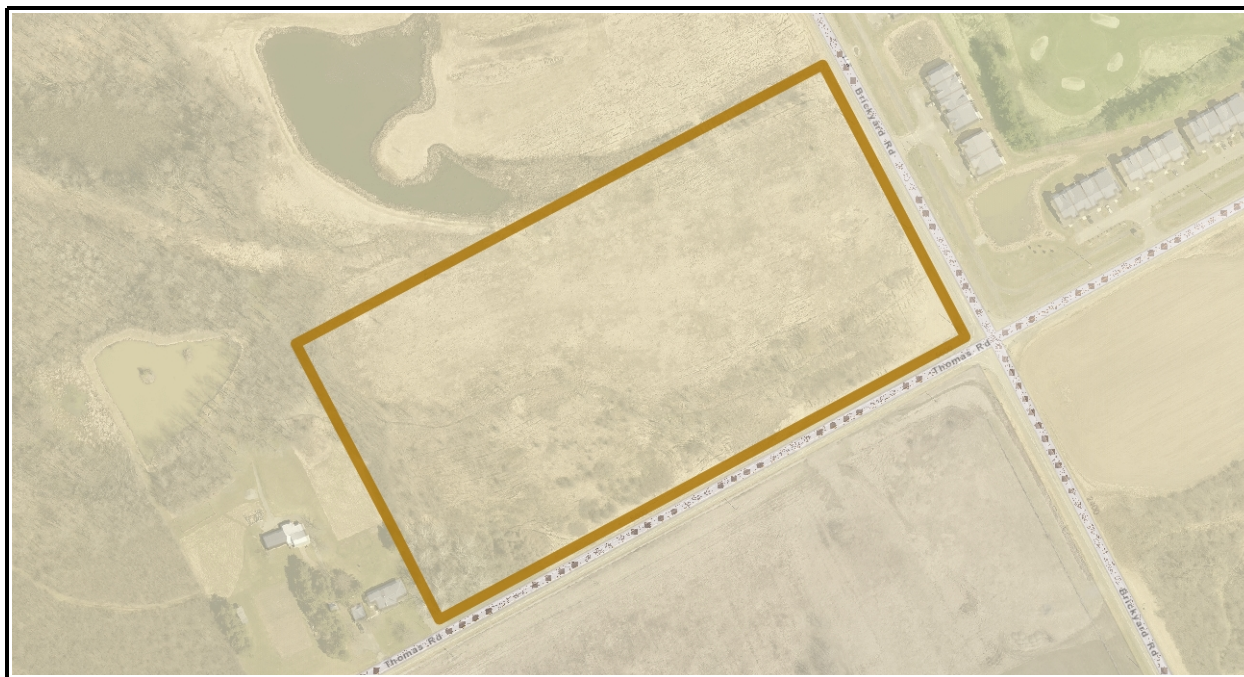
NYS DEC Wetlands: 100-Foot Buffer



National Wetland Inventory

NOTE: Use the National Wetland Inventory with caution as many federally regulated wetlands do not appear on these maps. The only definitive information usually results from a site inspection.

FEMA Flood Zones and Floodways



FEMA Floodways



FEMA Flood Zones

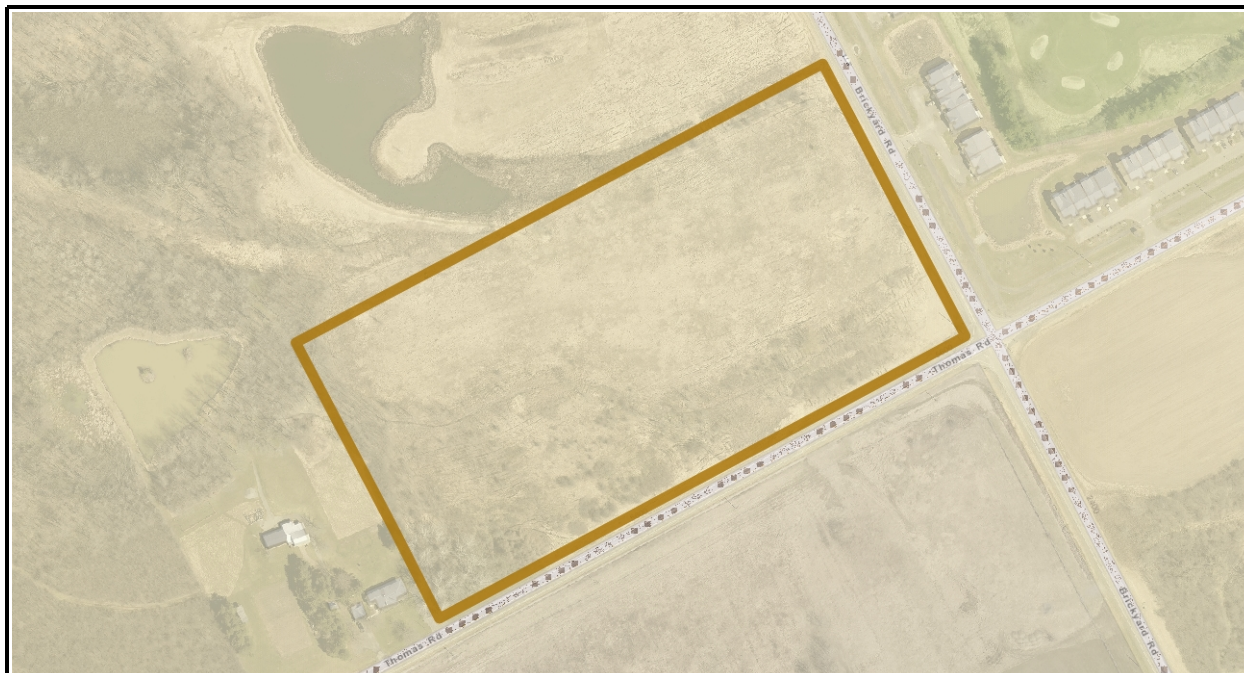


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Historic Features



Historic Barns



National Register Sites

Trails, Parks and Conservation Areas



Trails



County Parks



Private Parks



Municipal Parks



State Parks

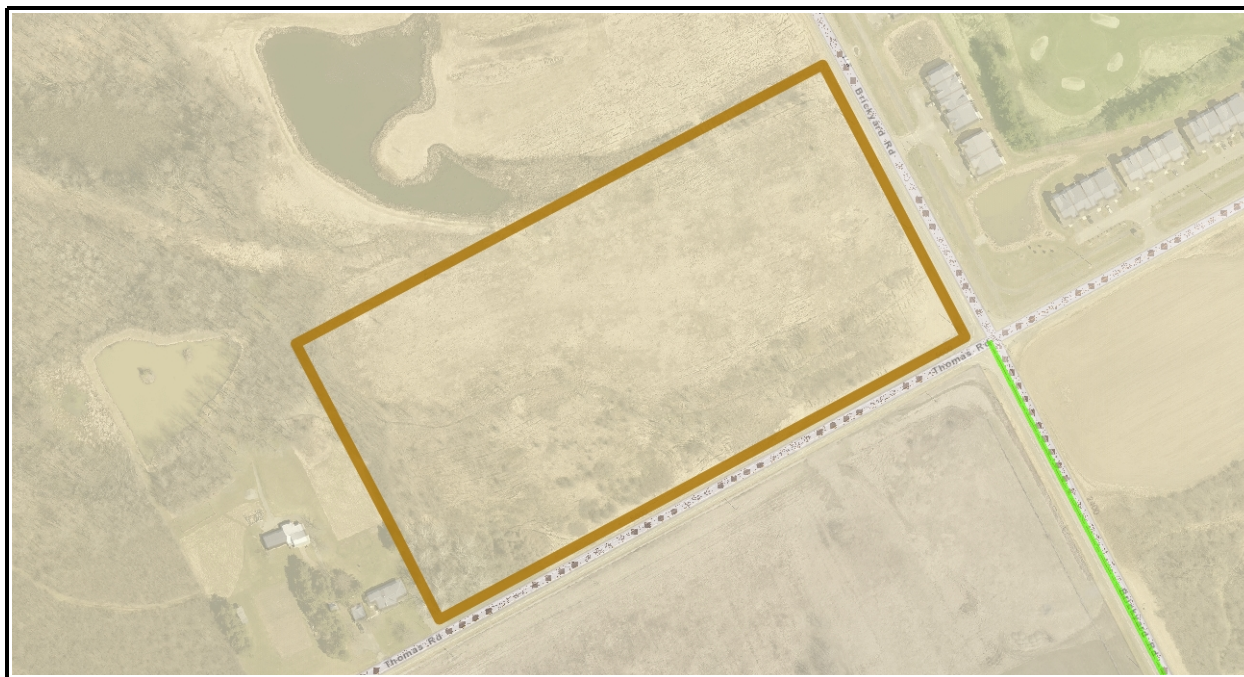


Conservation Areas



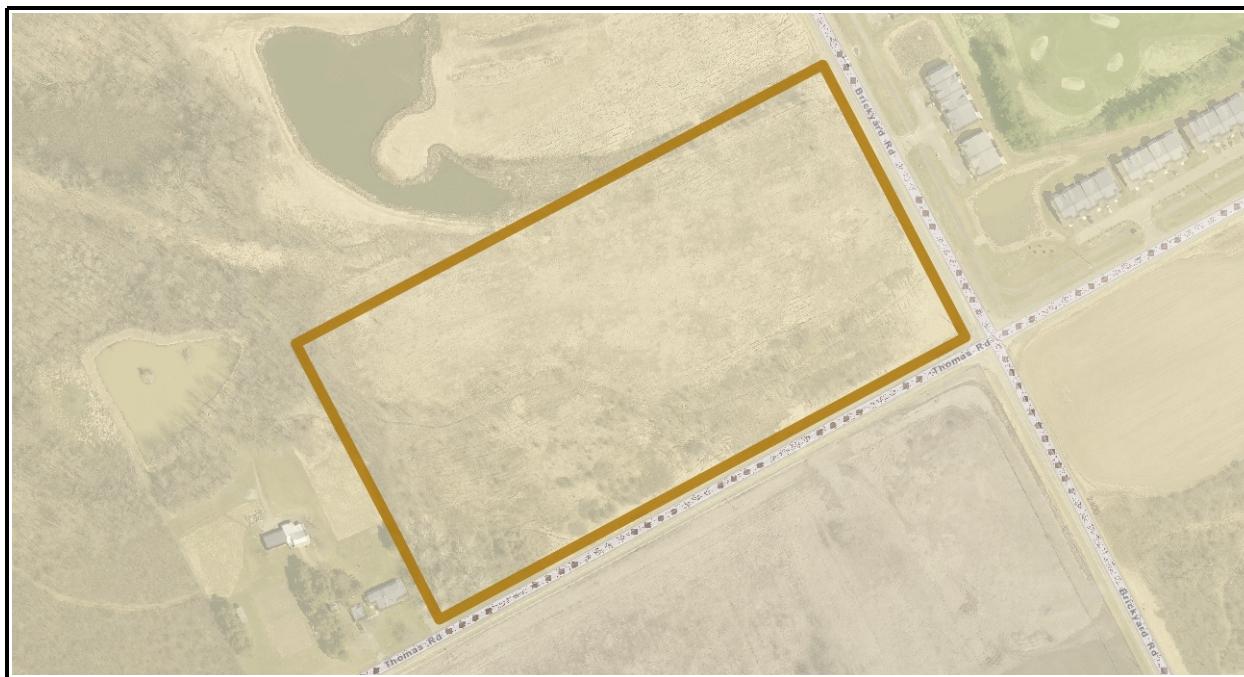


Telecommunication Utilities



● Cell Towers — Fiber Optics — Municipal Fiber Ring

Environmental Concerns



Spills



Remediation Sites

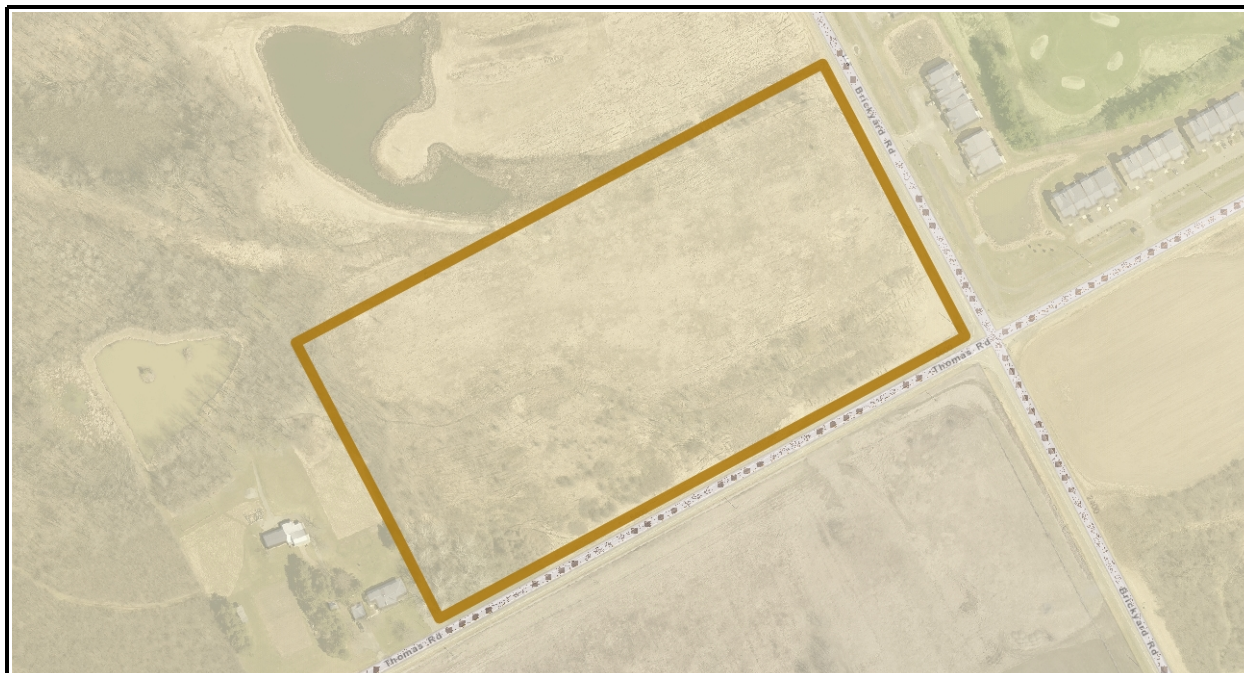


Bulk Storage





Water Infrastructure



✚ Fire Hydrants - - - - - Water Mains

Sewer Infrastructure



⦿ Manholes ☐ Pump Stations - - - - - Sewer Mains





DATA SOURCES

Data Layer	Source
Tax Parcels	Ontario County Real Property; municipal assessors
Zoning	Municipal Planning and/or Zoning Office
Planning Board Referral Zone	Ontario County Planning, GIS Program
Ecological Communities	Dr. Bruce Gillman (FLCC); Ontario County Planning
Wetlands: NYS DEC	NYS Department of Environmental Conservation
Wetlands: NWI	National Wetland Inventory, US Fish and Wildlife Service
Permanent Streams	US Geological Survey 1:24,000 National Hydrology
Flood Zones, Floodways	Federal Emergency Management Agency
Watersheds	US Geological Survey, HUC 12
Aquifers	NYS Department of Environmental Conservation
Property Drainage	USGS 1:24,000 National Hydrology; 2006 LiDAR
Agricultural Districts	Ontario County Real Property, Planning
Agricultural Exemptions	Ontario County Real Property; municipal assessors
Percent Slope	2006 LiDAR (Percent slope derived from)
Rare Plants and Animals	NYS Department of Environmental Conservation (ER Mapper App)
Spills	NYS Department of Environmental Conservation
Remediation Sites	NYS Department of Environmental Conservation
Bulk Storage Facilities	NYS Department of Environmental Conservation
Easements	Municipal Planning and/or Zoning Office
Soils and Interpretations	USDA NRCS 2012 Soil Survey (attribution updated annually)
National Register Sites	NYS Office of Parks, Recreation and Historic Preservation
Historic Barns	Municipal Historian (local field inventories)
Archaeological Impact	NYS Office of Parks, Recreation and Historic Preservation (CRIS App)
Sewer Network	Municipal Sewer Department; Ontario County Public Works
Water Network	Municipal Water Department; Fire Departments
Telephone Providers	NYS GIS Program Office
Fiber Network	Empire Access
Natural Gas Providers	NYS Public Service Commission
Electric Providers	NYS Public Service Commission





LOCAL ZONING - LEGENDS

City of Canandaigua

City of Canandaigua Historic Overlay	Residential Institutional	Residential/Office	Heavy Commercial
Single Family	Residential Lakefront	Restricted Commercial	Park Recreation
Two Family	Residential Office	Planned Unit Development	Light Industrial
Multi Family	Residential-Industrial	Central Business	Manufacturing
Mobile Home Park	Residential/Health Related	Commercial Lakefront	TBD

City of Geneva

AR - Agricultural	B-2 - Business 2	LF-C - Lakefront Commercial	R-1 - Single Family Residential
AR (HD) - Agricultural Historic	CR - College-Residential	LF-R - Lakefront Residential	R-2 - Single and Two-Family Residential
AT - Agricultural-Technology	F - Industrial	MR - Multiple Residential	TUDD
B-1 - Business 1	F-1 Industrial	MR (HD) - Multiple Residential-Historic	X - Open Space
	H - Highway User		

Town of Bristol

Agricultural Conservation	Medium Density Residential	Community Business
Low Density Residential	Manufactured - Mobile Home	Light Industrial

Town of Canadice

Conservation District	Honeye Lake Shore District	Rural District
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Town of Canandaigua

Town of Canandaigua 278 or 281 Clustered Subdivision Overlay	NC - Neighborhood Residential	RR-3 - Rural Residential - 3 Acre Lot
Town of Canandaigua Mixed Use Overlay	R-1-20 - Residential - 20,000 Sq. Ft. Lot; R-1-20 - Residential - 20,000 Sq. Ft. Lot/278; R-1-20 - Residential - 20,000 Sq. Ft. Lot/281	SCR-1 - Southern Corridor Residential - 1 Acre Lot
AR-1 - Agricultural Rural Residential - 1 Acre Lot	R-1-30 - Residential - 30,000 Sq. Ft. Lot; R-1-30 - Residential - 30,000 Sq. Ft. Lot/278	NC - Neighborhood Commercial
MOU - Mixed Use Overlay	MH - Mobile Home	CC - Community Commercial
AR-2 - Agricultural Rural Residential - 2 Acre Lot	RLD - Residential Lakeshore District	RB-1 - Restricted Business
Incentive Zoning		PUD - Planned Unit Development
MR - Multiple Residential		I - Industrial

Town of East Bloomfield

RR-1 - Residential	R-1-30 Residential (30,000 Sq Ft)	CC - Community Commercial
AR-2 - Agricultural Rural Residential	MR - Multiple Residence	LI - Light Industrial
		GI - General Industrial





Ontario County Planning Board Exploratory Summary

Town of Farmington

	Town of Farmington MTOD Overlay		R-7.2 - Planned Subdivision		LI - Limited Industrial
	A-80 - Agricultural		R-2 - Residential Two-Family		GI - General Industrial
	RR-80 - Rural Residential		RMF - Residential Multiple-Family		T.L. Sect. 278 - Cluster Development
	RS-25 - Residential-Suburban		RB - Restricted Business		PD - Planned Development
	R-1-10 - Residential Single Family		NB - Neighborhood Business		IZ - Incentive Zoning
	R-1-15 - Residential Single Family		GB - General Business		

Town of Geneva

	Town of Geneva Lakeview Overlay		Residence - R-1		General Business - B-1
	Agriculture - A		Residence - R-2		Special Business - B-2
			Industrial - I-1		

Town of Gorham

	Town of Gorham Flood Overlay District		HAMLET RESIDENTIAL		GENERAL BUSINESS
	Town of Gorham Forestry Overlay District		PLANNED RESIDENTIAL DEVELOPMENT; PLANNED DEVELOPMENT		HAMLET COMMERCIAL
	AGRICULTURE		RURAL RESIDENTIAL		INDUSTRIAL
	SINGLE FAMILY RESIDENTIAL				TBD

Town of Hopewell

	Town of Hopewell Community Service Overlay		HDR - High Density Residential		H-MU - Hamlet Mixed Use
	A-G - Agricultural		C-1 - Retail/Commercial		SB-MU - Small Business Multiple Use
	R-1 - Low Density Residential		C-2 - Low Intensity Commercial		
			I-1 - Industrial		

Town of Manchester

	Agricultural		Hamlet Commercial		Institutional		Industrial
	Single Family Residential		Commercial		Rail Enabled Industrial		
	Hamlet Residential		Manufactured Home Parks		Light Industrial		

Town of Naples

	Town of Naples FEMA Overlay		R-1 - Low Density Residential/RT 21 Overlay District		R-2 - Medium Density Residential
	Town of Naples Steep Slopes		R-1 - Low Density Residential		C-1 - Commercial
	AG - Agricultural				PUD - The Ravins at Res. Creek

Town of Phelps

	Town of Phelps Mining Overlay		C-1 - Commercial		R-1 - Residential
	Town of Phelps Major Thoroughfare Overlay		C-2 - Neighborhood Commercial		RAG - Agriculture
			M-1 - Industrial		

Town of Richmond

	Town of Richmond Wellhead Protection Overlay		Residential - Agricultural		Business Districts
	Residential		Residential - Recreation		Industrial Districts
			Residential - Lakeside		Commercial-Light Industrial



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Ontario County Planning Board Exploratory Summary

Town of Seneca

	Town of Seneca Zoning Commercial Wind Energy Facilities Overlay		Agricultural		Medium Density Residential		Industrial
			Low Density Residential		General Business		Mixed Use

Town of South Bristol

	Town of South Bristol Agricultural Overlay		Scenic Vista Residential		Light Commercial
	Lake Residential		Community Residential		Neighborhood Commercial
	Forest Resource Residential		Commercial		Government Lands
					Planned Development

Town of Victor

	Town of Victor PDD		Residential - 3		Commercial - Light Industrial
	Town of Victor Residential Overlay		Multiple Dwelling		Light Industrial
	Residential - 1		Mobile Home		Limited Development District
	Residential - 2		Commercial		Senior Citizen

Town of West Bloomfield

	R1		R2		MHP		MU		AG		AG-M		I
--	----	--	----	--	-----	--	----	--	----	--	------	--	---

Village of Bloomfield

	Village of Bloomfield Historic Overlay		Multiple Residence - MR		Light Industrial - LI
	Residential - R-1-15		Residential Business RB-1		General Industrial - GI
	Residential - R-1-20		Community Commercial - CC		

Village of Clifton Springs

	R-1 - Single-Family Residential		C-1 - Local Shopping District		LI - Light Industrial
	R-2 - Two-Family Residential		C-2 - General Commercial District		M-1 - Industrial District
	R-3 - Multifamily Residential		L-C - Land Conservation District		

Village of Manchester

	R-1 Residential		C-1 Commercial		I-1 Restricted Industrial		I-2 General Industrial
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Village of Naples

	Village of Naples CSP Overlay		R-1 - Residential		C-1 - Commercial
	Central Business Area		R-2 - Residential		C-2 - Highway Commercial
	Northern Gateway Area		MD - Multiple Dwelling		L-C - Land Conservation
	Southern Gateway Area		MHP - Mobile Home Park		L-I - Light Industrial

Village of Phelps

	R-1-20 - Residential		R-2 - Residential		C-2 - Commercial		M-1 - Industrial
	R-1-13.5 - Residential		C-1 - Commercial		B-O - Business & Office		



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





Ontario County Planning Board Exploratory Summary





Village of Rushville

 Village of Rushville Community Overlay	 R-1 - Residential	 C-1 - Commercial
	 MD - Multiple Dwelling	 C-2 - Commercial

Village of Shortsville

 R-1 - Single Family Residential	 C-1 - Retail Commercial	 M-1 - Industrial
 M-H - Mobile Home Park	 L-C - Land Conservation	 TBD

Village of Victor

 B - Business	 R-1 - One Family Residential	 R-3 - Multiple Family Residential
 HR-2 - Historic Reproduction Residential	 R-2 One Family Residential	 SCR-3 - Senior Citizen Residential
		 I - Industrial





ECOLOGICAL COMMUNITIES - ABBREVIATIONS AND DESCRIPTIONS

ABBREVIATION	DESCRIPTION
AO-HF	Appalachian Oak-Hickory Forest
BM-MF	Beech-Maple Mesic Forest
C	Cropland
C/RMS	Construction/Road Maintenance Spoils
CP	Conifer Plantation
CP//SNH	Conifer Plantation//Successional Northern Hardwoods
CR	Confined River
DEM	Deep Emergent Marsh
DEM//FF	Deep Emergent Marsh//Floodplain Forest
DEM//RM-TPS	Deep Emergent Marsh//Red Maple-Tamarack Peat Swamp
DEM//SOF	Deep Emergent Marsh//Successional Old Field
DEM//SS	Deep Emergent Marsh//Shrub Swamp
DEM//SUC.S	Deep Emergent Marsh//Successional Shrubland
EP	Eutrophic Pond
F/HG	Flower/Herb Garden
FF	Floodplain Forest
FP/AP	Farm Pond/Artificial Pond
GM	Gravel Mine
GM(A)	Gravel Mine (Abandoned)
H-HS	Hemlock-Hardwood Swamp
H-SR/P	Herbicide-Sprayed Roadside/Pathway
L/D	Landfill/Dump
ML	Mowed Lawn
MLWT	Mowed Lawn with Trees
NWCS	Northern White Cedar Swamp
O	Orchard
OR	Outdoor Recreation
P	Pastureland
PA	Parking Area
PR/P	Paved Road/Path
RM-TPS	Red Maple-Tamarack Peat Swamp
RSE	Rural Structure Exterior
RSH.F	Rich Shrub Fen
SAN.M	Sand Mine
SAN.M(A)	Sand Mine(abandoned)
SEM	Shallow Emergent Marsh
SEM//FF	Shallow Emergent Marsh//Floodplain Forest
SEM//SS	Shallow Emergent Marsh//Shrub Swamp
SM-AS	Silver Maple-Ash Swamp
SNH	Successional Northern Hardwoods
SOF	Successional Old Field





ABBREVIATION	DESCRIPTION
SOF//CP	Successional Old Field//Conifer Plantation
SOF//SNH	Successional Old Field//Successional Northern Hardwoods
SOF//SSH	Successional Old Field//Successional Southern Hardwoods
SOF//SUC.S	Successional Old Field//Successional Shrubland
SS	Shrub Swamp
SS//SNH	Shrub Swamp//Successional Northern Hardwoods
SSH	Successional Southern Hardwoods
SUC.S	Successional Shrubland
SUC.S//CP	Successional Shrubland//Conifer Plantation
SUC.S//SNH	Successional Shrubland//Successional Northern Hardwoods
SUC.S//SSH	Successional Shrubland//Successional Southern Hardwoods
UR/P	Unpaved Road/Path
USE	Urban Structure Exterior
VP	Vernal Pool

EASEMENT LEGEND

Access and Utility Easement	Conservation-Natural Resource	Pedestrian Access
Conservation Site Specific	Conservation-Open Space	Preservation-Conservation
Conservation Site Specific-Open Space and Sensitive	Conservation-Term	Sanitary Sewer Easement
Conservation Trail Easement	Cross Access-Revocation	Storm Sewer
Conservation-All 3 types	Declaration of Open Space	Stormwater Maintenance Agreement
Conservation-Amended	Drainage Easement	Trail
Conservation-General	Drainage and Utility Easement	Utility
Conservation-Most Restrictive	Emergency Access	Water Main
Conservation-Most Restrictive & Site Specific	Hold Harmless Agreement	

