

# Town of Canandaigua

5440 Routes 5 & 20 West  
Canandaigua, NY 14424

## PLANNING BOARD

Tuesday, November 25, 2014, 6:30 p.m.

## MEETING AGENDA

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**MEETING CALLED BY:** Thomas Schwartz  
**BOARD MEMBERS:** Richard Gentry, Jane Hollen, Charles Oylar, Ryan Staychock  
**SECRETARY:** Kathy Gingerich  
**STAFF MEMBERS:** Lance Brabant, MRB Group  
Christian Nadler, Planning Board Attorney  
Douglas Finch, Director of Development

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**Pledge of Allegiance**  
**Introduction of Board Members and Staff**  
**Overview of Emergency Evacuation Procedure**  
**Attest to the Publishing of Legal Notices**  
**Privilege of the Floor**

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**SKETCH PLANS:** *None at this time*

**CONTINUED PUBLIC HEARINGS:** *None at this time*

CPN-034-14 Tony Yannotti, owner of property at 2536-2538 NYS Route 21, TM#71.00-1-18.200, is requesting a special use permit for a small commercial establishment in the AR-1 zoning district.

**NEW PUBLIC HEARINGS:**

CPN-081-14 Marks Engineering, representing Kyle & Katie Dixon, owners of property at 4845 NYS Route 21, TM#139.00-1-29.111, is requesting single stage subdivision approval for a 3-lot subdivision in the RR-3 zoning district.

**CLOSED PUBLIC HEARINGS:** *None at this time*

**FINAL SUBDIVISIONS:** *None at this time*

**CONTINUED PRELIMINARY (PHASED) SITE PLANS:** *None at this time*

**NEW PRELIMINARY (PHASED) SITE PLANS:** *None at this time*

**CONTINUED FINAL (PHASED) / ONE-STAGE SITE PLANS:**

CPN-033-14 Daryl Rossi, owner of property at 2798 County Road 10, TM#71.00-1-26.200, is requesting one stage site plan approval for the rezoning of the parcel from I to MUO-3 district.

**NEW FINAL (PHASED) / ONE-STAGE SITE PLANS:**

CPN-045-14 Parrone Engineering, representing Christa Construction, owner of property at 2464 County Road 28, TM#70.11-1-31.000, is requesting one stage site plan approval to construct an apartment complex in the MR zoning district.

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#### **BOARD BUSINESS**

- Approval of November 11, 2014 meeting minutes
  - Referrals from Town Board: *None at this time*
  - Recommendations to Zoning Board of Appeals: *None at this time*
  - Recommendations to the Code Enforcement Officer: *None at this time*
  - Resubdivision / Annexations: *None at this time*
  - Letter of Credit/Bond Releases:
    - Lakewood Meadows Section 8B LOC Release #9
    - Hammocks – Grading LOC Release #7
    - Hammocks Phase I & II LOC Release #9
  - Comprehensive Plan – General Discussion
  - Other Business as Required:
    - Villas @ Canandaigua - Lot #380 Administrative review – combining 4 lots into 2
    - Fox Ridge Phase 5B Preliminary Approval – 90-Day extension request
    - Code Updates
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#### **STAFF REPORTS:**

- Town Consulting Engineer
- Planning Board Attorney
- Director of Development
- Board Member Reports
- Topics

#### **UPCOMING APPLICATIONS**

##### **December 9 Meeting:**

- Sarah Genecco, CPN-084-14, one stage site plan for a commercial addition (Stella's Florist)
- Wright for Ventura, CPN-087-14, one stage site plan approval for a ground sign (Vision Kia)
- Venezia for Tuttle, CPN-088-14, single stage subdivision approval for a lot combination / 3-lot subdivision (3671 NYS Route 21)
- conservation easements
- OnCor training

#### **ADJOURNMENT**



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
TONY YANNOTTI – 2536-2538 NYS ROUTE 21  
CPN 034-14 TM# 71.00-1-18.200  
SPECIAL USE PERMIT APPROVAL  
SEQR RESOLUTION- TYPE II ACTION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit to allow an existing building located at 2536-2538 NYS Route 21 to be used as an ice cream stand in a AR-1 Zoning District; and

**WHEREAS**, the Planning Board did review the Ontario County Planning Board's Referral # 135-2014 and 135.1-2014 dated November 12, 2014; and

**NOW, THEREFORE, BE IT RESOLVED THAT**, the Planning Board does hereby classify the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**BE IT FURTHER RESOLVED THAT**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations; and

**BE IT FINALLY RESOLVED THAT**, the Planning Board in making this classification has satisfied the procedural requirements under SEQR and directs this Resolution to be placed in the file on this Action.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
TONY YANNOTTI – 2536-2538 NYS ROUTE 21  
CPN 034-14 TM# 71.00-1-18.200  
SPECIAL USE PERMIT APPROVAL – ICE CREAM PARLOR

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit to allow an existing building located at 2536-2538 NYS Route 21 to be used as an ice cream stand in a AR-1 Zoning District; and

**WHEREAS**, the Planning Board did review the Ontario County Planning Board's Referral # 135-2014 and 135.1-2014 dated November 12, 2014; and

**WHEREAS**, the Planning Board has classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations thereby completing the environmental review; and

**WHEREAS**, on November 25, 2014, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

**WHEREAS**, the Planning Board does hereby determine the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35, of the Town Code; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approves the requested special use permit with the following conditions:

1. The special use permit shall remain in effect for the current and future owners and/or operators with no requirement for renewal, provided the use remains in compliance with the conditions of approval and Town Code § 220-35.
2. In compliance with Town Code § 220-35, the Town Code Enforcement Officer shall make an on-site visit at least once every three years, or as may be necessary to insure that the special use permit is being operated in accordance with the conditions specified by the Planning Board.
3. Before beginning operations, the subject property will be subject to inspection by the Town Code Enforcement Officer and/or Zoning Officer to determine compliance with NYS Building Code requirements and Town Code requirements and conditions of this approval.
4. NYS Department of Health approval for the operation of an ice cream parlor is to be provided prior to the issuance of Certificate of Occupancy.
5. The proposed septic system and leach field location is to be reviewed and approved by George Barden, Canandaigua Lake Watershed Inspector and New York State Department of Health prior to issuance of the Certificate of Occupancy.
6. A letter of approval from New York State Department of Transportation regarding their review of the proposed entrance onto NYS Route 21 is to be provided prior to issuance of Building Permits.
7. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
8. All proposed site lighting shall be compliant with the Town Code requirements.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
TONY YANNOTTI – 2536-2538 NYS ROUTE 21  
CPN 034-14 TM# 71.00-1-18.200  
SPECIAL USE PERMIT APPROVAL – ICE CREAM PARLOR

9. In the event of any complaints about the proposed Special Use Permit operations being filed with the Code Enforcement Officer and failure to take corrective action by the applicant shall be brought to the attention of the Planning Board.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oylar -  
Jane Hollen -  
Ryan Staychock -  
Thomas Schwartz -

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
TONY YANNOTTI – 2536-2538 NYS ROUTE 21  
CPN 034-14 TM# 71.00-1-18.200  
SPECIAL USE PERMIT APPROVAL – ICE CREAM PARLOR  
SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a Special Use Permit to allow an existing building located at 2536-2538 NYS Route 21 to be used as an ice cream stand in a AR-1 Zoning District; and

**WHEREAS**, the Planning Board did review the Ontario County Planning Board's Referral # 135-2014 and 135.1-2014 dated November 12, 2014; and

**WHEREAS**, the Planning Board has classified the above referenced Action to be a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, Type II Actions are not subject to further review under Part 617 of the SEQR Regulations thereby completing the environmental review; and

**WHEREAS**, on November 25, 2014, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application; and

**WHEREAS**, the Planning Board approved the request for a Special Use Permit and determined the Special Use Permit was consistent with the provisions of Chapter 220-35, of the Town Code; 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 proposed septic system and leach field location is to be reviewed and approved by George Barden, Canandaigua Lake Watershed Inspector and New York State Department of Health prior to issuance of the Certificate of Occupancy.
2. There shall be no outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit.
3. All proposed site lighting shall be compliant with the Town Code requirements and the locations identified on the site plans.
4. The site plans are to be revised to depict the location of the proposed onsite dumpster and details of the enclosure are to be added to the site plans.
5. Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today.
6. Once all conditions of Site Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Site Plans.
7. A letter of approval from New York State Department of Transportation regarding their review of the proposed entrance onto NYS Route 21 is to be provided prior to the issuance of Building Permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
TONY YANNOTTI – 2536-2538 NYS ROUTE 21  
CPN 034-14 TM# 71.00-1-18.200  
SPECIAL USE PERMIT APPROVAL – ICE CREAM PARLOR  
SITE PLAN APPROVAL

8.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS

TONY YANNOTTI – 2536-2538 NYS ROUTE 21

CPN 034-14 TM# 71.00-1-18.200

SINGLE-STAGE SITE PLAN APPROVAL – SPECIAL USE PERMIT ICE CREAM PARLOR

1. On November 25, 2014, in compliance with NYS Town Law, the Planning Board held a public hearing on the current application and completed a formal review of the application.
2. The Planning Board has classified the project as a Type II Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations. Type II Actions are not subject to further review under Part 617 of the SEQR Regulations.
3. In making this classification the Planning Board has satisfied the procedural requirements under SEQR and directed the Resolution to be placed in the file on this project.
4. The applicant has submitted plans for Special Use Permit and Single-Stage Site Plan approval for the operation of an ice cream parlor in an existing commercial building located in the AR-1 Zoning District on a .509 acre site located at 2536-2538 NYS Route 21 as described on the site plans dated October 4, 2014 prepared by Anthony Yannotti, P.E.
5. The applicant is proposing to construct a 4,508 Sq. Ft. parking lot for 10 cars with access off NYS Route 21 using an existing curb cut.
6. The applicant is proposing to use the existing public water service off of NYS Route 21.
7. The applicant is proposing a new onsite wastewater treatment system.
8. The proposed septic system and leach field location is to be reviewed and approved by George Barden, Canandaigua Lake Watershed Inspector and New York State Department of Health.
9. The Planning Board has determined the proposed Special Use Permit to be consistent with the provisions of Chapter 220-35 of the Town Code.
10. NYS Department of Health approval for the operation of an ice cream parlor is to be provided.
11. The Planning Board discussed outdoor storage. No outdoor storage of any equipment, materials, or supplies associated with this Special Use Permit is permitted.
12. The Planning Board discussed site lighting. All site lighting (existing and proposed) are to be compliant with the Town Code requirements.
13. The site plans are to identify all existing and proposed site lighting locations.
14. There are no variances requested.
15. This application was referred to the following agencies for review and comment:
  - Ken Potter, Canandaigua-Hopewell Water Superintendent
  - Mark Marentette, Chief of the Canandaigua City Fire Department
  - Hylan Hartsough, P.E., NYS Department of Health
  - Greg Trost, NYS Department of Transportation
16. A referral to the Ontario County Planning Board (OCPB) was required.
17. The Planning Board did review the Ontario County Planning Board's Referral # 135-2014 and 135.1-2014 dated November 12, 2014 with comments.
18. The Planning Board considered the Ontario County Planning Board's comments.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS

TONY YANNOTTI – 2536-2538 NYS ROUTE 21

CPN 034-14 TM# 71.00-1-18.200

SINGLE-STAGE SITE PLAN APPROVAL – SPECIAL USE PERMIT ICE CREAM PARLOR

19. An Agricultural Data Statement was prepared as the proposed application is within an agricultural district.

DRAFT



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
3-LOT SUBDIVISION AND SITE PLAN REVIEW  
CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL - SEQR RESOLUTION  
UNLISTED ACTION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for single-stage subdivision and site plan approval of a three lot subdivision of a 22.089 acre parcel creating proposed lot 1 a 3.310 acre parcel with a proposed single family dwelling, lot 2 a 10.779 acre parcel with the existing single-family dwelling on site, and lot 3 a 8.00 acre parcel with a proposed single family dwelling. The project is located at 4845 NYS Route 21, as described in the Subdivision Plans dated October 6, 2014, last revised October 27, 2014 and all other relevant information submitted as of November 25, 2014 (current application); and

**WHEREAS**, the Planning Board determines that said proposed application is classified as an Unlisted Action under the SEQR Regulations; and

**WHEREAS**, the Town of Canandaigua Development Office has coordinated the review of the of the proposed application with a number of agencies including NYS Department of Health, NYS Department of Transportation, NYS Department of Environmental Conservation, Canandaigua Lake Watershed Council, Ontario County Planning Board, NYS Office of Parks, Recreation and Historic Preservation, U.S. Army Corps of Engineers, the Town Conservation Board, and the Town Parks & Recreation Department; and

**WHEREAS**, the Town Development Office has not received any written objections from the above listed agencies to the Town of Canandaigua Planning Board being designated as the lead agency under the SEQR Regulations; and

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

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

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
3-LOT SUBDIVISION AND SITE PLAN REVIEW  
CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL - SEQR RESOLUTION  
UNLISTED ACTION

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) the site is within an identified archaeological sensitive area and the applicant is working with the State Historic Preservation Office (SHPO) to resolve these potential impacts;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
3-LOT SUBDIVISION AND SITE PLAN REVIEW  
CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL - SEQR RESOLUTION  
UNLISTED ACTION

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

**Short Environmental Assessment Form**  
**Part 1 - Project Information**

TOWN OF CANANDAIGUA  
DEVELOPMENT OFFICE

OCT 15 2014

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**Instructions for Completing**

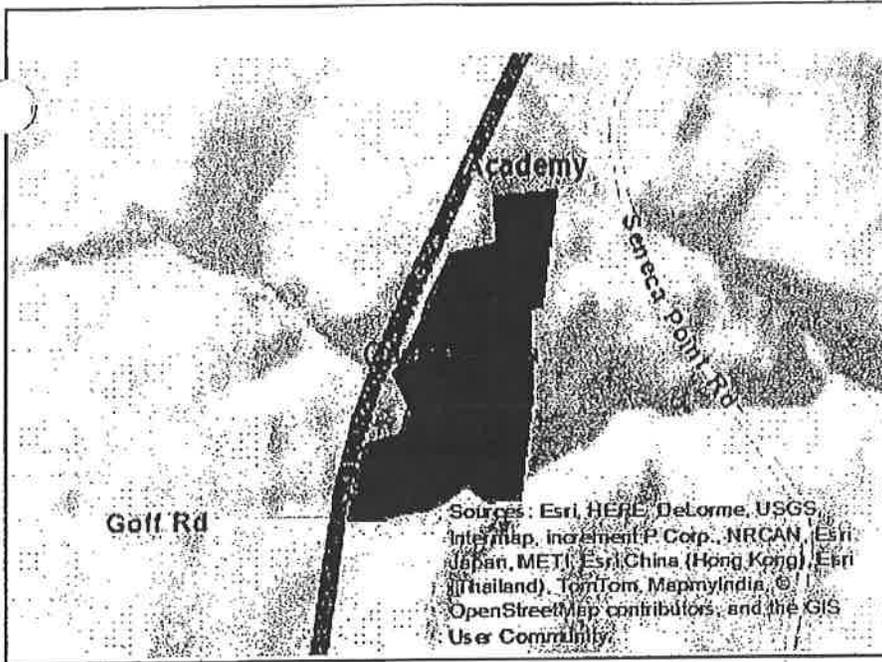
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: NEW 3 LOT SUBDIVISION W/ TWO NEW DWELLINGS AND ONE EXISTING DWELLING			
Project Location (describe, and attach a location map): 4845 NYS ROUTE 21, CANANDAIGUA, NY 14424			
Brief Description of Proposed Action: THE SUBDIVISION OF TWO NEW PARCELS OF OF AN EXISITNG 22+/- ACREA PARCEL. THE EXISITNG PARENT PARCEL HAS AN EXISITNG >2000 SQUARE FOOT HOUSE. NEW DWELLINGS AND INFRASTRUCTURE WILL BE CONSTRUCTED ONT HE NEW PARCELS.			
Name of Applicant or Sponsor: KYLE & KATIE DIXON		Telephone: 585-329-6138	E-Mail:
Address: 4845 NYS ROUTE 21			
City/PO: CANANDAIGUA		State: NY	Zip Code: 14424
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYS DOT HIGHWAY ACCESS PERMIT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		22.089 acres	
b. Total acreage to be physically disturbed?		1.39 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		22.089 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Thailand, TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Project: Dixon Subdivision

Date: November 25, 2014

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

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

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

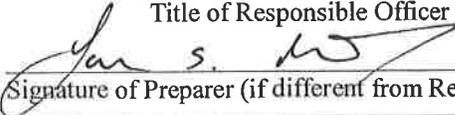
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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

### Short Environmental Assessment Form Part 3 Determination of Significance

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

No moderate to large impacts were identified for the proposed 2-lot subdivision application based on the Planning Boards review of the completed Short Environmental Assessment Form (EAF) Part 1 & Part 2 and supporting information provided. No site development is proposed at this time.

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

Town of Canandaigua Planning Board	November 25, 2014
Name of Lead Agency	Date
Thomas Schwartz	Planning Board Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	 - MRB Group Signature of Preparer (if different from Responsible Officer)
Signature of Responsible Officer in Lead Agency	

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
3-LOT SUBDIVISION AND SITE PLAN REVIEW  
CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL

**SHORT ENVIRONMENTAL ASSESSMENT FORM (EAF) PART 3 & SUPPORTING INFORMATION TO  
THE SHORT EAF PART 2**

**(Provide a detailed response/ supporting information on a separate sheet)**

---

**IDENTIFIED POTENTIAL SMALL IMPACTS BASED ON THE DRAFT SHORT EAF PART 2**

**8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?**

- According to the NYS Office of Parks, Recreation and Historic Preservation, the project site is within a designated archaeological sensitive area. The applicant is to coordinate with SHPO and provide all correspondences to the Town of Canandaigua Development Office.
- A “No Effect” letter from the State Historic Preservation Office (SHPO) is required prior to issuance of building permits.

**9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?**

- It should be detailed how the proposed project will not impact the existing gully/ stream located on site.

**10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?**

- Detail the proposed erosion and sediment control measures and site improvements that may mitigate this potential impact for during and after construction.
- Explain how the project will be designed to meet the Town of Canandaigua and NYSDEC drainage and erosion & sediment control requirements.

**Other Impacts.**

The proposed action includes the construction of a single-family dwelling on a parcel (Lot 3) that is adjacent to and borders a Town owned and maintained scenic overlook area (Mc Janet Park).

- Detail how the proposed project and construction of a single-family dwelling will not negatively impact the scenic overlook area/ Town Park or its view shed.
- Visual renderings should be considered.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
3-LOT SUBDIVISION AND SITE PLAN REVIEW  
CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for single-stage subdivision and site plan approval of a three lot subdivision of a 22.089 acre parcel creating proposed lot 1 a 3.310 acre parcel with a proposed single family dwelling, lot 2 a 10.779 acre parcel with the existing single-family dwelling on site, and lot 3 a 8.00 acre parcel with a proposed single family dwelling. The project is located at 4845 NYS Route 21, as described in the Subdivision Plans dated October 6, 2014, last revised October 27, 2014 and all other relevant information submitted as of November 25, 2014 (current application); and

**WHEREAS**, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQRA), a determination of significance and a negative declaration was previously adopted by the Town of Canandaigua Planning Board on November 25, 2014; 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. A landscaping surety in the amount to be determined by the Town Code Enforcement Officer is to be provided and accepted by the Town Board prior to the issuance of building permits.
2. A soil erosion surety in the amount to be determined by the Town Code Enforcement Officer shall be provided to and accepted by the Town Board prior to the issuance of building permits.
3. An approval letter from the Town Engineer is to be provided to the Town Development Office prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans.
4. The proposed septic system and leach field locations for Lots 1 and 3 are to be reviewed and approved by George Barden, Canandaigua Lake Watershed Inspector and New York State Department of Health prior to issuance of the Certificate of Occupancy.
5. A "No Effect" letter from the State Historic Preservation Office (SHPO) is to be provided to the Town Development Office prior to the issuance of Building Permits.
6. A letter of approval from New York State Department of Transportation regarding their review and approval of the proposed entrance onto NYS Route 21 is to be provided prior to the issuance of Building Permits.
7. Single-Stage Subdivision and Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
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CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL

8. Once all conditions of approval have been satisfied, the subdivision plat plan is to be filed with the Office of the Ontario County Clerk and a copy of this filing provided to the Town's Development Office.
- 9.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

L. S.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
3-LOT SUBDIVISION AND SITE PLAN REVIEW  
CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL

1. The Planning Board is considering a request for single-stage subdivision and site plan approval of a three lot subdivision of a 22.089 acre parcel creating proposed lot 1 a 3.310 acre parcel with a proposed single family dwelling, lot 2 a 10.779 acre parcel with the existing single-family dwelling on site, and lot 3 a 8.00 acre parcel with a proposed single family dwelling. The project is located at 4845 NYS Route 21, as described in the Subdivision Plans dated October 6, 2014, last revised October 27, 2014 and all other relevant information submitted as of November 25, 2014.
2. The application is classified as an Unlisted Action in accordance with implementing regulations of NYS Environmental Quality Review Act (NYCRR Part 617).
3. The Town of Canandaigua Development Office coordinated the review of the of the proposed application with a number of agencies including NYS Department of Health, NYS Department of Transportation, NYS Department of Environmental Conservation, Canandaigua Lake Watershed Council, Ontario County Planning Board, NYS Office of Parks, Recreation and Historic Preservation, U.S. Army Corps of Engineers, the Town Conservation Board, and the Town Parks & Recreation Department
4. Town Development Office has not received any written objections from the above listed agencies to the Town of Canandaigua Planning Board being designated as the lead agency under the SEQR Regulations.
5. On November 25, 2014, the Planning Board designated itself as lead agency for the proposed development and determined that the development **WILL NOT** result in any significant adverse environmental impacts based on the review of the Short Environmental Assessment Form (EAF) Parts 1, 2, and 3 and the supporting information provided by the design engineers.
6. In compliance with NYS Town Law, the Planning Board held a public hearing on November 25, 2014.
7. The Planning Board made a Determination of Non-Significance on the proposed development and issued a Negative Declaration as evidence of the Planning Board's determination.
8. The proposed project is located within an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) Archaeological Site Inventory.
9. The applicant is to coordinate with SHPO and provide a "No Effect" letter to the Town of Canandaigua Development Office.
10. The current zoning is RR-3 with a minimum lot size of 3 acres for a single-family dwelling.
11. The project involves the subdivision of a 22.089 parcel with an existing single-family dwelling into three lots.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
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CPN 035-14 TM# 139.00-1-29.110  
SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL

12. Proposed Lot 1 is a 3.310 acre parcel with a proposed single-family dwelling located on the south west corner of the parent parcel across from Goff Road.
13. The north boundary of Lot 1 is a stream know as Barnes Gully.
14. The south boundary of Lot 1 is a tributary to that same stream.
15. The tributary runs in a gully with steep banks and is currently carrying water.
16. A zoning determination was made stating that the south boundary of Lot 1 is not a stream subject to setback requirements in the Town Code.
17. Town Code §220-9, A states: "No structure shall be built within 100 feet of the bed of a stream carrying water on an average of six months of the year".
18. The Planning Board determined that because the 3.310 acre parcel is bounded on two sides by significant natural gullies and has areas of land with 15% or greater slopes, that a developed site plan would be required to demonstrate that a single-family dwelling, approved septic system and leach field locations and a well could be constructed onsite meeting the Town and State requirements.
19. Proposed Lot 3 is an 8.00 acre parcel with a proposed single-family dwelling located at the northern corner of the parent parcel.
20. Lot 3 is bordered by proposed Lot 2 along the south and neighboring adjacent residential parcels on along the east and north property lines and NYS Route 21 along the west property line.
21. Lot 3 is also adjacent to and bordered by Mc Janet Park owned and maintained by the Town of Canandaigua as a scenic overlook area.
22. Proposed Lot 2 is the remaining portion of the parent property containing 10.779 acres and the existing single-family dwelling and no additional improvements proposed.
23. No variances are required for the proposed lot boundaries.
24. The proposed driveway locations and recorded sight distances for Lot 1 and Lot 3 are provided.
25. Driveway access is off NYS Route 21 requiring approval from NYS Department of Transportation.
26. The required 100' buffer overlay along the north boundary line is shown on Lot 1 in compliance with zoning determination and Town Code requirements.
27. Public water and sewer is not available for the proposed lots.
28. This application was referred to the following agencies for review and comment:
  - Greg Trost, NYS DOT
  - Jim Fletcher, Town of Canandaigua Highway Superintendent

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
3-LOT SUBDIVISION AND SITE PLAN REVIEW  
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- Michael Miller, Chief Cheshire Fire Department
  - Kevin Olvany, Canandaigua Lake Watershed Council
  - MRB Group, Town Engineer
  - Paul Damato, Regional Director, NYSDEC
  - Ontario County Planning Board
  - Town Environmental Conservation Board
  - Hyland Hartsough, P.E., NYSDOH
  - George Barden, Watershed Inspector
  - Dennis Brewer, Parks & Recreation
  - Harold Keppner, Army Corps of Engineers
  - Sheryl Robbins, P.E., NYSDOH
  - Laurie Moore, NYS Office of Parks, Recreation and Historic Preservation
29. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received dated November 12, 2014.
30. Ontario County Planning Board will not make a formal recommendation to deny or approve single-family residential subdivision under five lots, but did offer comments.
31. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
32. A comment letter dated November 12, 2014 was received from the Town Engineer.
33. A comment letter dated November 10, 2014 was received from the Canandaigua Highway & Water Superintendent.
34. NYSDEC has completed a review of this application and forwarded a comment letter dated October 31, 2014.
35. The Cheshire Fire Marshal forwarded an email dated November 2, 2014 to the Development Office stating that they have no issues.
36. George Barden in an email dated November 6, 2014 to the Development Office stated that he had received the application and is reviewing the onsite wastewater treatment (septic) system designs for Lots 1 & 3 in conjunction with NYS Department of Health.
37. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
38. A "No Effect" letter from the State Historic Preservation Office (SHPO) is to be provided to the Town Development Office.

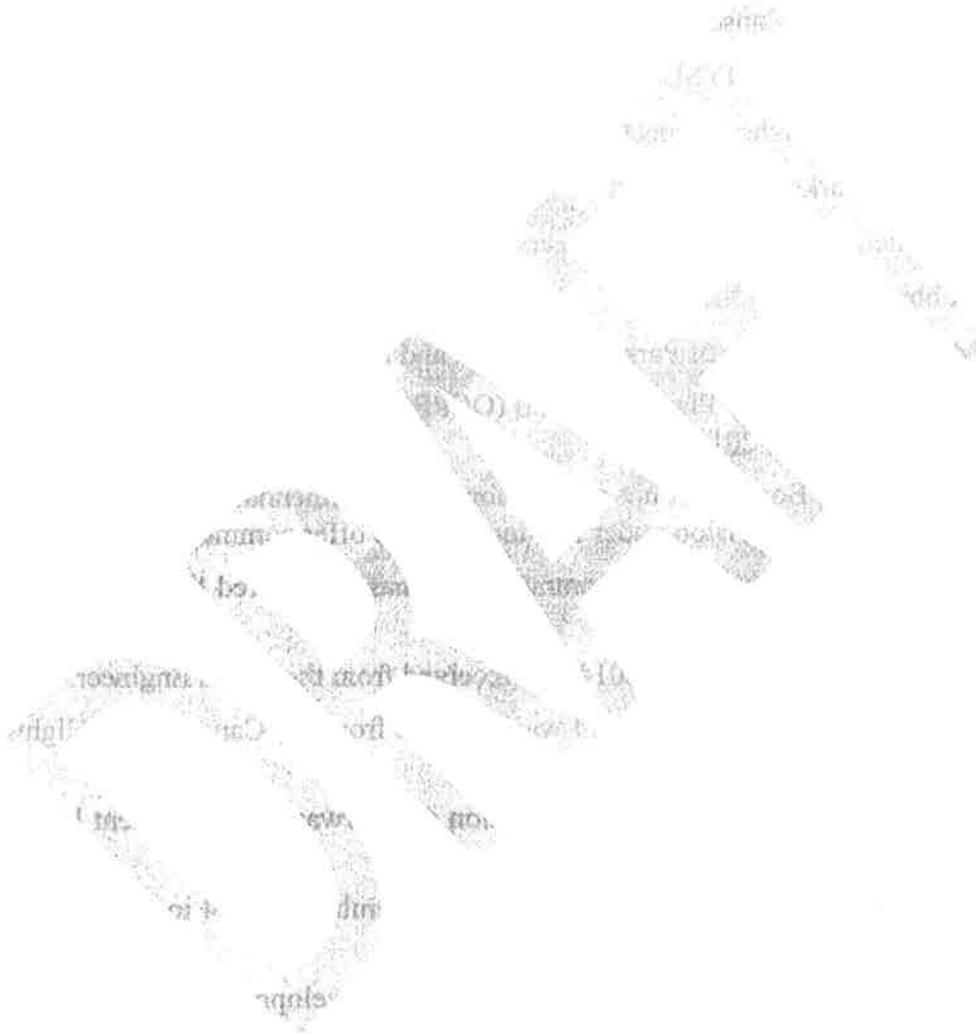
TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
MARKS ENGINEERING REPRESENTING KYLE & KATIE DIXON - 4845 NYS ROUTE 21  
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SINGLE-STAGE SUBDIVISION & SITE PLAN APPROVAL

39.

40.

41.

42.





TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
DARYL ROSSI – 2798 COUNTY ROAD 10  
CPN 033-14 TM# 71.00-1-26.200  
SINGLE-STAGE SITE PLAN APPROVAL – CONTINUATION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a referral from the Town of Canandaigua Town Board requesting site plan review regarding the rezoning of a 1.4-acre parcel from Industrial (I) to Mixed Use Overlay 3 (MUO-3) located at 2798 County Road 10, and

**WHEREAS**, the Planning Board is considering a Single-Stage Site Plan approval to convert an existing vacant building (building #3) located on 2798 County Road 10 into a Nano-Brewery making no modifications to the footprint of the existing building and proposing only minor landscaping improvements around the existing deck; and

**WHEREAS**, the Planning Board cannot take action until the requested information including the submittal of an updated site plan depicting the details of the test results of the existing and proposed septic systems and leach field locations, and conformation of the title transfer are provided; and

**WHEREAS**, the application is subject to a review from the Ontario County Planning Board as it is located on a County Road; and

**WHEREAS**, the Planning Board cannot take action until the results from the Ontario County Planning Board meeting regarding their review of this application are provided; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby move to continue the public hearing and table the application for a period of three (3) months to their Tuesday, February 24, 2015 Planning Board Meeting to provide the applicant enough time to address to Town and Ontario County's concerns.

**BE IT FURTHER RESOLVED** that the Planning Board does hereby request that if the applicant wishes to attend an early Planning Board meeting, then the applicant is to contact the Town of Canandaigua Development Office no later than twenty (20) days prior the requested Planning Board meeting date.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
DARYL ROSSI – 2798 COUNTY ROAD 10  
CPN 033-14 TM# 71.00-1-26.200  
SINGLE-STAGE SITE PLAN APPROVAL – CONTINUATION

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

DRAFT



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL  
SEQR – DETERMINATION OF SIGNIFICANCE/ NEGATIVE DECLARATION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has reviewed the State Environmental Quality Review (SEQR) Full Environmental Assessment Form Part 1, prepared by the Parrone Engineering and the EAF Part 2 & Part 3 completed by the Planning Board on the above referenced Depaul Canandaigua (hereinafter referred to as proposed development); and

**WHEREAS**, the Planning Board determines that said proposed development is classified as an Unlisted Action under the SEQR Regulations; and

**WHEREAS**, the Town of Canandaigua Development Office has coordinated the review of the of the proposed application with a number of agencies including NYS Department of Health, Ontario County Planning Board, the Town Conservation Board, Canandaigua Lake County Sewer District, Canandaigua-Farmington Water District, Ontario County Department of Public Works, Town of Canandaigua Highway Department, and the City of Canandaigua Fire Department; and

**WHEREAS**, the Town Development Office has not received any written objections from the above listed agencies to the Town of Canandaigua Planning Board being designated as the lead agency under the SEQR Regulations; and

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

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

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

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

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL  
SEQR – DETERMINATION OF SIGNIFICANCE/ NEGATIVE DECLARATION

- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) the site is within an identified archaeological sensitive area and the applicant is working with the State Historic Preservation Office (SHPO) to resolve these potential impacts;
- (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed Action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
- (ix) there will not be a larger number of persons attracted to the site for more than a few days when compared to the number of persons who would come to the site absent the Action;
- (x) there will not be created a material demand for other Actions that would result in one of the above consequences;
- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related Actions which would have a significant impact on the environment.

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

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

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL  
SEQR – DETERMINATION OF SIGNIFICANCE/ NEGATIVE DECLARATION

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 November 25, 2014 meeting.

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

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

TOWN OF CANANDAIGUA  
DEVELOPMENT OFFICE

RECEIVED

FOR REVIEW

**OCT 17 2014**

**Instructions for Completing Part 1**

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

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

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

<b>Name of Action or Project:</b> Depaul Apartments Canandaigua		
<b>Project Location (describe, and attach a general location map):</b> Souhwest corner of County Road 28 and Parkside Drive in the Town of Canandaigua		
<b>Brief Description of Proposed Action (include purpose or need):</b> Construction of a two-story 25,500 Sf 48 unit apartment building with a 48 car parking area and associated utilities		
<b>Name of Applicant/Sponsor:</b> Christa Construction		<b>Telephone:</b> 585-924-3050
		<b>E-Mail:</b>
<b>Address:</b> 119 Victor Heights Parkway		
<b>City/PO:</b> Victor	<b>State:</b> NY	<b>Zip Code:</b> 14564
<b>Project Contact (if not same as sponsor; give name and title/role):</b> Gary Smith		<b>Telephone:</b> 585-586-0200
		<b>E-Mail:</b> gsmith@djparrone.com
<b>Address:</b> 349 west commercial street suite 3200		
<b>City/PO:</b> East Rochester	<b>State:</b> NY	<b>Zip Code:</b> 14445
<b>Property Owner (if not same as sponsor):</b>		<b>Telephone:</b>
		<b>E-Mail:</b>
<b>Address:</b>		
<b>City/PO:</b>	<b>State:</b>	<b>Zip Code:</b>

**B. Government Approvals**

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	site plan approval	June 6, 2014
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	area variance for parking reduction and two drive entrances	May 15, 2014
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning, Ontario County DOT for permit for work in the Right of Way	June 6, 2014, November 17, 2014
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Permit for Construction Activities	November 17, 2014
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
MR-Multifamily Residential District

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

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

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

b. What police or other public protection forces serve the project site?  
NY State Police and Ontario County Sheriff

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

d. What parks serve the project site?  
Blue Herron Park

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 6.0 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 4.9 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 6.0 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	48 units
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	48 units

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

- i. Total number of structures \_\_\_\_\_
- ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

### D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_
- v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres
- vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres
- vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet
- viii. Will the excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

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

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

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 5280 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: Canandaigua Farmington Water District
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 5280 gallons/day

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

Residential Sanitary Sewer

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: Ontario County Sewage Treatment Plant
- Name of district: Ontario County Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
  - Will line extension within an existing district be necessary to serve the project?  Yes  No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No
- If Yes:
- Applicant/sponsor for new district: \_\_\_\_\_
  - Date application submitted or anticipated: \_\_\_\_\_
  - What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

\_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or 1.84 acres (impervious surface)

\_\_\_\_\_ Square feet or 6.0 acres (parcel size)

ii. Describe types of new point sources. \_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

on-site stormwater management facilities

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

\_\_\_\_\_

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

\_\_\_\_\_

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

\_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of 7am to 6pm.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing 0 Proposed 48 Net increase/decrease 48

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

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

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

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

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

---

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

If Yes:

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

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

\_\_\_\_\_

\_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

\_\_\_\_\_

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Pole and building mounted lights dark sky compliant greater than 100 feet to nearest occupied structure

\_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

\_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

\_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

\_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

• Operation: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: \_\_\_\_\_

\_\_\_\_\_

• Operation: \_\_\_\_\_

\_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: \_\_\_\_\_

\_\_\_\_\_

• Operation: \_\_\_\_\_

\_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

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

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b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.84	+1.84
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	6.0	0	-6.0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0	0	
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: lawn and landscape areas	0	4.16	+4.16

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities: \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ greater than 15 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

lakemont	_____	44 %
odessa	_____	16 %
ovid	_____	40 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 1.5-6 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ 100 % of site  
 Poorly Drained: \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

**h. Surface water features.**

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name:	
iii. Brief description of attributes on which listing is based:	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s):	
ii. Basis for identification:	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource:	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation:	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**F. Additional Information**

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

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

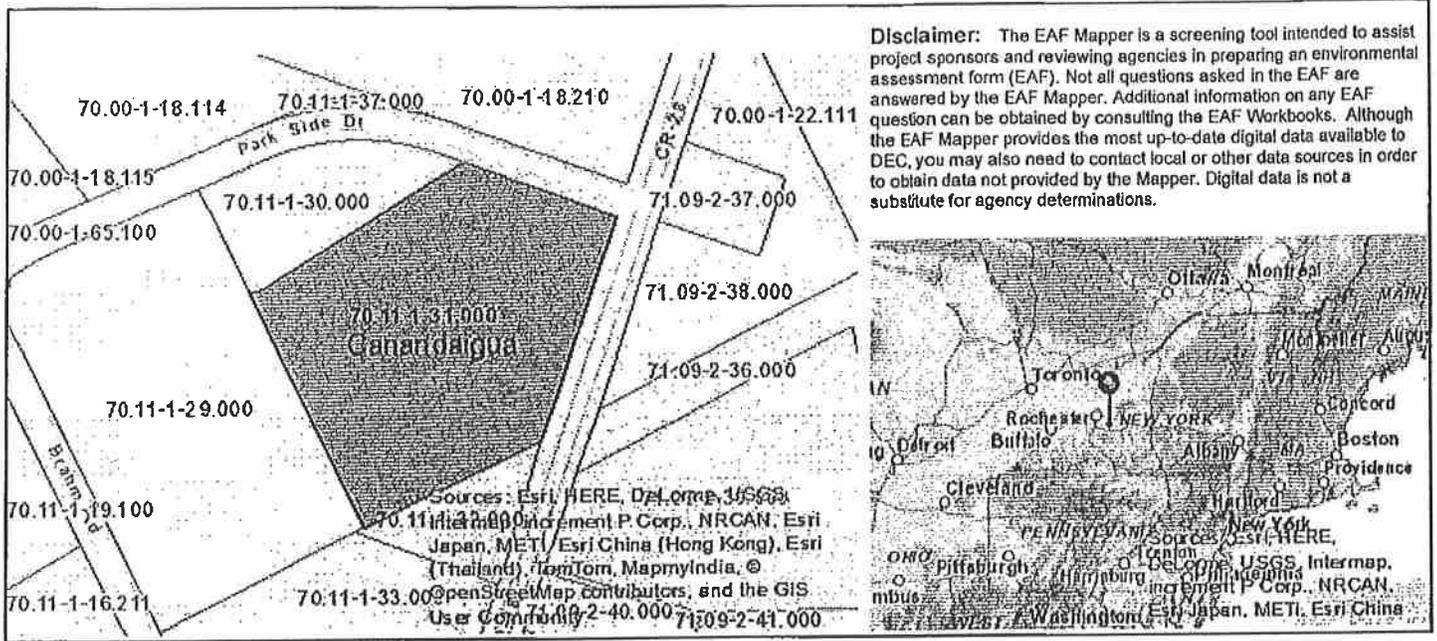
**G. Verification**

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

Applicant/Sponsor Name DAVID CHAZARA Date 10/15/2017

Signature  Title CEO

**PRINT FORM**



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

- E.2.p. [Rare Plants or Animals] No
- E.3.a. [Agricultural District] No
- E.3.c. [National Natural Landmark] No
- E.3.d [Critical Environmental Area] No
- E.3.e. [National Register of Historic Places] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
- E.3.f. [Archeological Sites] Yes
- E.3.i. [Designated River Corridor] No

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]  
 Project : Depaul Canandaigua  
 Date : November 25, 2014

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

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

**Tips for completing Part 2:**

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

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

**2. Impact on Geological Features**

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

NO

YES

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

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

**3. Impacts on Surface Water**

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

NO

YES

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

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

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

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

g. Other impacts: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>
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**6. Impacts on Air**  
 The proposed action may include a state regulated air emission source.  NO  YES  
 (See Part 1. D.2.f., D.2.h, D.2.g)  
 If "Yes", answer questions a - f. If "No", move on to Section 7.

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

**8. Impact on Agricultural Resources**

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

NO

YES

*If "Yes", answer questions a - h. If "No", move on to Section 9.*

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

**9. Impact on Aesthetic Resources**  
 The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)  
*If "Yes", answer questions a - g. If "No", go to Section 10.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**10. Impact on Historic and Archeological Resources**  
 The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)  
*If "Yes", answer questions a - e. If "No", go to Section 11.*

NO       YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**11. Impact on Open Space and Recreation**  
 The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.  NO  YES  
 (See Part 1. C.2.c, E.1.c., E.2.q.)  
*If "Yes", answer questions a - e. If "No", go to Section 12.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**12. Impact on Critical Environmental Areas**  
 The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)  NO  YES  
*If "Yes", answer questions a - c. If "No", go to Section 13.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**  
 The proposed action may result in a change to existing transportation systems.  NO  YES  
 (See Part 1. D.2.j)  
*If "Yes", answer questions a - g. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**  
 The proposed action may cause an increase in the use of any form of energy.  NO  YES  
 (See Part 1. D.2.k)  
*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

**15. Impact on Noise, Odor, and Light**  
 The proposed action may result in an increase in noise, odors, or outdoor lighting.  NO  YES  
 (Sec Part 1. D.2.m., n., and o.)  
*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

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

**16. Impact on Human Health**

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

NO

YES

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

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

**17. Consistency with Community Plans**  
 The proposed action is not consistent with adopted land use plans.  
 (See Part 1. C.1, C.2. and C.3.)  
 If "Yes", answer questions a - h. If "No", go to Section 18.

NO       YES

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

**18. Consistency with Community Character**  
 The proposed project is inconsistent with the existing community character.  
 (See Part 1. C.2, C.3, D.2, E.3)  
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO       YES

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

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

See the attached Environmental Assessment Form (EAF) Part III (supporting information to EAF Part II) prepared by Parrone Engineering in response to the identified potentially small impacts.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:       Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1               Part 2               Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information  
The Environmental Assessment Form (EAF) Part III (supporting information to the EAF Part II) provided by the Parrone Engineering, site plans and

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Canandaigua Planning Board as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

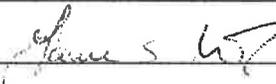
Name of Action: Depaul Canandaigua Apartments

Name of Lead Agency: Town of Canandaigua Planning Board

Name of Responsible Officer in Lead Agency: Thomas Schwartz

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: \_\_\_\_\_ Date: November 25, 2014

Signature of Preparer (if different from Responsible Officer)  MRB Group, P.C. Date: November 25, 2014

**For Further Information:**

Contact Person: Doug Finch, Director of Development

Address: 5440 Routes 5 & 20 West, Canandaigua, New York 14424

Telephone Number: (585) 394-1120

E-mail: [dod@townofcanandaigua.org](mailto:dod@townofcanandaigua.org)

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

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

Other involved agencies (if any)

Applicant (if any)

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

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL

**FULL ENVIRONMENTAL ASSESSMENT FORM (EAF) PART 3 & SUPPORTING INFORMATION TO  
THE FULL EAF PART 2**  
**(Provide a detailed response/ supporting information on a separate sheet)**

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**IDENTIFIED POTENTIAL SMALL IMPACTS BASED ON THE DRAFT EAF PART 2**

**3. IMPACTS ON SURFACE WATER**

**d. The proposed action may cause soil erosion, otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.**

- Detail the proposed erosion and sediment control measures, drainage improvements (including green infrastructure measures), and landscaping to be provided that may mitigate this potential impact for during and after construction.
- Explain how the project will be designed to meet the Town of Canandaigua and NYSDEC drainage and erosion & sediment control requirements.

\* All other items within this section have been identified as - No Impact.

**10. IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

**b. Proposed Action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) Archeological Site Inventory.**

- According to the NYS Office of Parks, Recreation and Historic Preservation, the project site is within a designated archaeological sensitive area. The applicant is to coordinate with SHPO and provide all correspondences to the Town of Canandaigua Development Office.
- A "No Effect" letter from the State Historic Preservation Office (SHPO) is required prior to issuance of building permits.

\* All other items within this section have been identified as - No Impact.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for single-stage site plan approval for the construction of a two-story 25,500 sf 48 unit apartment building located on the corner of Parkside Drive and Macedon Road (County Road 28) including the construction of 54 parking spaces and associated utility and stormwater improvements, as described in the Site Plans dated October 17, 2014 and all other relevant information submitted as of November 25, 2014 (current application); and

**WHEREAS**, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQRA), a determination of significance and a negative declaration was previously adopted by the Town of Canandaigua Planning Board on November 25, 2014; 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 Single-Stage Site Plan 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.
2. Once all conditions of Single-Stage Site Plan 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 Single-Stage Site Plan Approval, the Planning Board Chairperson's signature shall be affixed and the maps filed in the Town Development Office within 180 days from today.
3. An approval letter from the Town Engineer is to be provided to the Town Development Office prior to the Planning Board Chairman's signature being affixed on the Final Subdivision Plans.
4. All comments from the Town Highway Superintendent are to be addressed prior to the Planning Board Chairman's signature being affixed on the Site Plans.
5. An approval from the Canandaigua Lake County Sewer District (CLCSD) regarding their review of the sanitary sewer improvements is to be provided to the Development Office prior to the issuance of the Certificate of Occupancy.
6. A landscaping surety in the amount to be determined by the Town Engineer is to be provided and accepted by the Town Board prior to the issuance of building permits.
7. A soil erosion surety in the amount to be determined by the Town Engineer is to be provided to and accepted by the Town Board prior to the issuance of building permits.
8. A "No Effect" letter from the State Historic Preservation Office (SHPO) is to be provided to the Town Development Office prior to the issuance of Building Permits.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL

9. The site plans are to be revised to depict a 10' wide watermain easement to Canandaigua-Farmington Water District, extending from Parkside Drive to the southern property line along the right-of-way of County Road 28.
10. The site plans are to be revised to provide a sidewalk easement to the Town of Canandaigua along Parkside Drive and County Road 28.
11. Single-Stage Site Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.
- 12.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -  
Charles Oylar -  
Jane Hollen -  
Ryan Staychock -  
Thomas Schwartz -

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL

1. The Planning Board is considering an application for single-stage site plan approval for the construction of a two-story 25,500 sf 48 unit apartment building located on the corner of Parkside Drive and Macedon Road (County Road 28), as described in the Site Plans dated October 17, 2014 and all other relevant information submitted as of November 25, 2014.
2. The application is classified as an Unlisted Action in accordance with implementing regulations of NYS Environmental Quality Review Act (NYCRR Part 617).
3. Town of Canandaigua Development Office has coordinated the review of the of the proposed application with a number of agencies including NYS Department of Health, Ontario County Planning Board, the Town Conservation Board, Canandaigua Lake County Sewer District, Canandaigua-Farmington Water District, Ontario County Department of Public Works, Town of Canandaigua Highway Department, and the City of Canandaigua Fire Department
4. Town Development Office has not received any written objections from the above listed agencies to the Town of Canandaigua Planning Board being designated as the lead agency under the SEQR Regulations.
5. On November 25, 2014, the Planning Board designated itself as lead agency for the proposed development and determined that the development **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form (EAF) Parts 1, 2, and 3 and the supporting information provided by the design engineers.
6. The proposed project is located within an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) Archaeological Site Inventory.
7. The applicant is to coordinate with SHPO and provide a "No Effect" letter to the Town of Canandaigua Development Office.
8. The project involves the construction of a 25,500 square foot two-story 48 unit apartment building with ancillary site improvements, including the construction of 54 parking spaces and associated utility and stormwater management facilities, public water and sanitary sewer and lighting improvements.
9. The project proposes entrances off Parkside Drive and Macedon Road (County Road 28).
10. The ZBA approved a variance for a second point of access to a public street when one point of access is permitted at the August 19, 2014 meeting.
11. The project is serviced by existing public water off Macedon Road (County Road 28) from Canandaigua-Farmington Water District.
12. A new 8" watermain along the west side of County Road 28 will be constructed and replace the existing 8" watermain along the east side of road.
13. Due to the constraints along the right-of way and to provide ample room for maintenance, a 10' wide watermain easement to Canandaigua-Farmington Water District is required from

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL

the right-of-way of County Road 28, extending from Parkside Drive to the southern property line.

14. It is anticipated that this portion of the watermain along County Road 28 will be constructed and in use by late spring of 2015.
15. The project is serviced by existing public sanitary sewer off NYS Route 332 (Canandaigua Lake County Sewer District).
16. Parking spaces required: (2) space / per unit = 96 parking spaces required.
17. An area variance was granted by the ZBA to construct 48 parking spaces when 96 spaces are required at the August 19, 2014 meeting.
18. Landscaping Calculations for Lot R-2:
  - Lot Size: 6.00 acres (261,360 sq ft)
  - 30% required green space = 1.8 acres (78,408 sq ft)
  - 1,250 sq ft = **63 canopy shade trees are required**
  - 250 sq ft = **314 deciduous shrub / evergreens are required**
19. The Planning Board has reviewed the proposed landscaping plan and determines that the plans **meet/ do not meet** the above referenced requirements.
20. This application is in compliance with Town of Canandaigua and NYSDEC General Permit requirements regarding water quality and quantity mitigation.
21. This application was referred to the following agencies for review and comment:
  - Dave Degear, Canandaigua-Farmington Water District Superintendent
  - Jim Fletcher, Town of Canandaigua Highway Superintendent
  - Mark Marentette, Chief of the Canandaigua City Fire Department
  - MRB Group, Town Engineer
  - John Berry, Canandaigua lake County Sewer District
  - William Wright, Ontario County DPW
  - Ontario County Planning Board
  - Town Environmental Conservation Board
22. A referral to the Ontario County Planning Board (OCPB) was completed and responses were received dated July 9, 2014.
23. The Planning Board has reviewed these comments and has considered them as part of their review of the application.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
PARRONE ENGINEERING REPRESENTING CHRISTA CONSTRUCTION  
DEPAUL CANANDAIGUA - 0000 PARKSIDE DRIVE  
CPN 045-14 TM# 70.11-1-31.000  
SINGLE-STAGE SITE PLAN APPROVAL

24. A comment letter dated November 13, 2014 regarding the site plans and November 17, 2014 regarding the Engineers Report was received from the Town Engineer.
25. A comment letter dated November 20, 2014 was received from Ontario County Department of Public Works.
26. Comments were received from Ontario County Soil & Water Conservation District in an email dated November 14, 2014 to the Development Office.
27. The Planning Board has reviewed these comments and has considered them as part of their review of the application.
28. The Planning Board discussed site lighting with the applicant requiring all to comply with the Town Code requirements regarding dark sky compliant and asked the applicant to consider LED lighting.
- 29.



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

**APPLICANT(S): SCOTT MORRELL - MORRELL BUILDERS  
PROJECT NAME – LAKEWOOD MEADOWS, SECTION 8B  
RELEASE – LETTER OF CREDIT RELEASE #9  
CPN No. 021-13**

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form dated November 3, 2014 and a cover letter from the Town Engineer (MRB Group) dated November 6, 2014 describing the items involved with the subject release of the Surety for this project; and

**WHEREAS**, the Planning Board has considered the requested release and the amount of funds associated therewith; and

**WHEREAS**, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approve of the requested release of \$65,088.70 and for the items specified on said documents.

**BE IT FURTHER RESOLVED** that the Planning Board Chairperson is hereby directed to sign and date the Surety Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

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

**APPLICANT(S): DAVID RIEDMAN – RIEDMAN DEVELOPMENT  
PROJECT NAME – HAMMOCKS @ CANANDAIGUA - PHASE 1 & PHASE 2  
RELEASE – LETTER OF CREDIT RELEASE #9  
CPN No. 091-11**

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form dated October 9, 2014 and a cover letter from the Town Engineer (MRB Group) dated November 10, 2014 describing the items involved with the subject release of the Surety for this project; and

**WHEREAS**, the Planning Board has considered the requested release and the amount of funds associated therewith; and

**WHEREAS**, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approve of the requested release of \$48,649.80 and for the items specified on said documents.

**BE IT FURTHER RESOLVED** that the Planning Board Chairperson is hereby directed to sign and date the Surety Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

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

**APPLICANT(S): DAVID RIEDMAN – RIEDMAN DEVELOPMENT  
PROJECT NAME – HAMMOCKS @ CANANDAIGUA - PHASE 1 GRADING PERMIT  
RELEASE – LETTER OF CREDIT RELEASE #7 (FINAL)  
CPN No. 091-11**

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has received a completed and signed Town of Canandaigua Surety Release Form dated October 9, 2014 and a cover letter from the Town Engineer (MRB Group) dated November 10, 2014 describing the items involved with the subject release of the Surety for this project; and

**WHEREAS**, the Planning Board has considered the requested release and the amount of funds associated therewith; and

**WHEREAS**, the Planning Board is satisfied with the details described in the requested release documents referenced above herein.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby approve of the requested release of \$10,394.25 and for the items specified on said documents.

**BE IT FURTHER RESOLVED** that the Planning Board Chairperson is hereby directed to sign and date the Surety Release Form and transmits said documents along with a copy of this resolution to the Town Supervisor for processing the release of the amount specified in said documents.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES FOR WEGMAN FAMILY (CANANDAIGUA) LLC XV  
VILLAS @ CANANDAIGUA, SECTION 2 – BUILDING LOT 380  
CPN -043-14 TM# 97.08-2-73.000 & 97.08-2-76.000  
AMENDED FINAL SUBDIVISION PLAT APPROVAL

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering proposed amendment to the Final Subdivision Plat Approval of the Villas @ Canandaigua, Section 2 Plans. The proposed amendment is to allow for the construction of a duplex in lieu of a quad for building 380 in Section 2 with no additional site changes or layout changes requested; and

**WHEREAS**, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Board as part of the Incentive Zoning approval declared this to be a Type I Action and a Determination of Non-Significance, and issuance of a Negative Declaration was adopted August 14, 2007; and

**WHEREAS**, the Planning Board has completed a review and a comparison of the proposed Final Plans for Section 2 of the Villas @ Canandaigua Building Lot 380 with the approved Villas @ Canandaigua, Section 2 Final Subdivision Plat Plans; and

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board determines that the proposed Amended Final Plans for Section 2 of the Villas @ Canandaigua Building Lot 380 dated October 2014 is in substantial agreement with the Final Subdivision Plat Approval of the Villas @ Canandaigua, Section 2 Plans 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. Once all conditions have been met and the revisions to the Final Subdivision Plat Plans, including updating the Revision Box on all drawings is completed, then the Planning Board Chairperson will sign the plans.
2. Once all conditions of approval have been satisfied, an administrative lot line adjustment is required for building 380 combining the four (4) lots into two (2) and is to be filed with the Office of the Ontario County Clerk and a copy of this filing provided to the Town's Development Office.
3. 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. The applicant shall obtain all necessary permits from Canandaigua Lake County Sewer District regarding the abandonment of sewer laterals prior to the issuance of Certificate of Occupancy.
- 5.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
BME ASSOCIATES FOR WEGMAN FAMILY (CANANDAIGUA) LLC XV  
VILLAS @ CANANDAIGUA, SECTION 2 – BUILDING LOT 380  
CPN -043-14 TM# 97.08-2-73.000 & 97.08-2-76.000  
AMENDED FINAL SUBDIVISION PLAT APPROVAL

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

\_\_\_\_\_  
Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD FINDINGS  
BME ASSOCIATES FOR WEGMAN FAMILY (CANANDAIGUA) LLC XV  
VILLAS @ CANANDAIGUA, SECTION 2 – BUILDING LOT 380  
CPN -043-14 TM# 97.08-2-73.000 & 97.08-2-76.000  
AMENDED FINAL SUBDIVISION PLAT APPROVAL

1. The Town of Canandaigua Planning Board is considering a request to amend the Final Subdivision Plat Plans for Villas @ Canandaigua Section 2 Building Lot 380 to allow the construction of a duplex in lieu of the previously approved quad for building 380 of Section 2.
2. No additional review pursuant to SEQR or referral to the County Planning Board is required for this application.
3. In compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQR), the Town of Canandaigua Town Board as part of the Incentive Zoning approval declared this to be a Type I Action and a Determination of Non-Significance, and issuance of a Negative Declaration was adopted August 14, 2007
4. Only building 380 of Section 2 is being requested as a duplex with this application. No additional layout or site changes are proposed for Section 2.
5. The Planning Board is to determine if the proposed Amended Site Plans are in “substantial agreement” with the Final Subdivision Plat Approvals of the Villas @ Canandaigua, Section 2 Plans signed by the Planning Board Chairman on March 23, 2012.
6. Local Law 13 of 2007 granted the Incentive Zoning change to this development.
7. The maximum density of the development shall not exceed 132 single family townhouse dwelling units.
8. The proposed application reduces the total number single family townhouse dwelling units to 120.
9. The maximum number of buildings shall not exceed 33.
10. The amendment proposes 33 buildings.
11. Comments were received from Canandaigua Lake County Sewer District in an email dated November 19, 2014 to the Development Office.
12. A Zoning Law Determination regarding Lotline Combinations (the combining of four parcels into two parcels) within the approved Incentive Zoning District was issued dated July 2, 2014.
13. The proposed amended site plans are in compliance with the zoning law determination.
14. The Planning Board has completed a review of the amended Final Plans for Section 2 of the Villas @ Canandaigua Building Lot 380 with the Villas @ Canandaigua, Section 2 Final Subdivision Plat Plans and conditions of approvals and determines that the proposed amended site plans are in **Substantial Agreement** with the previously approved Villas @ Canandaigua, Section 2 Final Subdivision Plat Plans and conditions of approvals.



TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION  
VENEZIA ASSOCIATES – FOX RIDGE SUBDIVISION – PHASE 5B  
CPN-106-07 TM# 097.04-1-009.211  
AMENDED PRELIMINARY (PHASED) SUBDIVISION PLAT APPROVAL  
1<sup>ST</sup> 90 DAY EXTENSION

**WHEREAS**, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) has considered the above referenced request for the first 90 day extension for the Amended Preliminary (Phased) Subdivision Plat Approval for the Fox Ridge Subdivision, Phase 5B in an email dated November 19, 2014 from Rocco Venezia, L.S. as he would like to appear before the Town Board to request modification to the conservation easement; and

**WHEREAS**, the Planning Board has reviewed the public record on said Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board  **Approves with Previous Conditions (April 22, 2014);**  **Approves with the following Conditions;** or  **Denies the application** for the following reasons:

The Amended Preliminary (Phased) Subdivision Plat Approval for the Fox Ridge Subdivision, Phase 5B is hereby approved for the first 90 day extension, as provided for in Section 276.7 (c) of New York State Town Law, which shall expire 90 days from the previous expiration date of October 20, 2014. The new expiration date is **January 18, 2015**.

The above resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_ at a meeting of the Planning Board held on Tuesday, November 25, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

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

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 November 25, 2014 meeting.

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