

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424

PLANNING BOARD

Tuesday, August 26, 2014, 6:30 p.m.

MEETING AGENDA

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

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

SKETCH PLANS: *None at this time*

CONTINUED PUBLIC HEARINGS:

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.

CPN-035-14 Katie Dixon, owner of property at 4845 NYS Route 21, TM#139.00-1-29.110, is requesting single stage subdivision approval for a 2-lot subdivision in the RR-3 zoning district. *(continued to 9/9 PB Meeting)*

NEW PUBLIC HEARINGS:

CPN-051-14 Brenda & Carl Eldredge, owners of property at 2125 New Michigan Road, TM#55.00-1-33.000, are requesting single stage subdivision approval for a 2-lot subdivision in the AR-2 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-058-14 Venezia Associates, representing Michael Spoleta, owner of property at 3448 Poplar Beach Road, TM#98.15-1-16.111, is requesting one stage site plan approval to tear down and rebuild a single-family dwelling in the RLD zoning district.

BOARD BUSINESS

- ☐ Approval of July 22, 2014 & August 12, 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: *None at this time*
 - ☐ Comprehensive Plan – General Discussion
 - ☐ Other Business as Required:
 - Villas @ Canandaigua – Lot-line applications, Lots 13-16, 73-76
 - Guidelines/Requirements for the approval of landscaping, tree removal and/or pruning within deed restricted areas
 - Code Updates / Revision to Comp Plan Implementation Plan
-

STAFF REPORTS:

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

UPCOMING APPLICATIONS

- September meetings: Lakewood Meadows Section 9 & 10, Fox Ridge Section 5B, Venezia-Kinsella 3-lot subdivision (Canandaigua-Farmington TL Road)

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 – CONTINUATION

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; and

WHEREAS, the Planning Board cannot take action on this application until all the Planning Review Committee (PRC) meeting notes from May 21, 2014 submitted to the applicant have been addressed; and

WHEREAS, the Planning Board has requested additional information including the submittal of an updated site plan depicting the total number proposed parking spaces and their locations, the location of the existing and proposed septic system and leach fields, the zoning setbacks, NYS Department of Health approval regarding their review of the proposed septic system, and NYS Department of Transportation approval regarding their review of the proposed entrance off NYS Route 21; and

WHEREAS, this application is required to be reviewed by the Ontario County Planning Board as it is located within 500' of County Road 22; and

WHEREAS, Ontario County Planning Board has withdrew this application from their agenda until such time that additional information as referenced above and requested by the Town of Canandaigua Planning Board is 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, November 25, 2014 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, August 26, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Stephen Richardson -
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 August 26, 2014 meeting.

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 – CONTINUATION

Kathleen Gingerich, Secretary of the Board

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
KATIE DIXON – 4845 NYS ROUTE 21
CPN 035-14 TM# 139.00-1-29.110
SINGLE-STAGE SUBDIVISION PLAN APPROVAL – CONTINUATION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering an application for a two lot subdivision of a 22.089 acre parcel creating proposed lot 1 a 3.310 acre parcel with no proposed development, and lot 2 a 18.779 acre parcel with the existing structure on site located at 4845 NYS Route 21, as described in the final plat last revised May 31, 2012 and all other relevant information submitted as of July 8, 2014 (current application); and

WHEREAS, the Planning Board cannot take action on this application until all the Planning Review Committee (PRC) meeting notes from May 21, 2014 submitted to the applicant have been addressed; and

WHEREAS, the Planning Board cannot take action on this application until the final plat plan is revised to address the Preliminary & Final Subdivision Plat Checklists pursuant to §174-13 and §174-14 of the Town of Canandaigua Town Code; and

WHEREAS, the Planning Board has requested additional information including the submittal of an updated site plan depicting the buildable area based on the environmental constraints and zoning setback requirements on the proposed lot, and an approvable septic system and leach field location is to be shown on the plans supported by the perc test and deep hole test results; and

WHEREAS, the applicant has not yet provided the information requested by the Planning Board including an updated subdivision plan and needs additional time; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to continue the public hearing and table the application to their Tuesday, September 9, 2014 Planning Board Meeting as requested by the applicant and their representative in a letter dated August 25, 2014.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 26, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Stephen Richardson -
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 August 26, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRENDA & CARL ELDREDGE - 2 LOT SUBDIVISION – 2125 NEW MICHIGAN ROAD
CPN 051-14 TM# 55.00-1-33.000
SINGLE-STAGE SUBDIVISION APPROVAL

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for a single-stage subdivision plan approval for a two-lot subdivision of an existing 30.7 acre parcel creating proposed Lot 1 consisting of 5.0 acres and Lot 2 consisting of 25.7 acres as described in the *Lot 1 & Lot 2 Eldredge Subdivision Plan* dated July 9, 2014, and last revised July 24, 2014 and all other relevant information submitted as of August 26, 2014 (the current application), and

WHEREAS, the Planning Board completed a formal review of the proposed development in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQRA), and

WHEREAS, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on August 26, 2014 the Planning Board, serving as lead agency, completed the SEQR Short EAF Part 2 and Part 3, made a determination of significance and filed Part 3 as evidence of the negative declaration thereby concluding review pursuant to SEQR, 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 actual wetland boundary is to be field verified by a qualified wetland professional and delineated on a revised Subdivision Plat Plan.
2. Once all conditions of Single-Stage Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the Subdivision Plan.
3. Single-Stage Subdivision Plan approval with conditions specified above herein is valid for a period of 180 days from today.
- 4.
- 5.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 26, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Stephen Richardson -
Ryan Staychock -
Thomas Schwartz -

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRENDA & CARL ELDREDGE - 2 LOT SUBDIVISION – 2125 NEW MICHIGAN ROAD
CPN 051-14 TM# 55.00-1-33.000
SINGLE-STAGE SUBDIVISION APPROVAL

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 August 26, 2014 meeting.

Kathleen Gingerich, Secretary of the Board L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRENDA & CARL ELDREDGE - 2 LOT SUBDIVISION – 2125 NEW MICHIGAN ROAD
CPN 051-14 TM# 55.00-1-33.000
SINGLE-STAGE SUBDIVISION APPROVAL - SEQR RESOLUTION- UNLISTED ACTION

WHEREAS, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for a single-stage subdivision plan approval for a two-lot subdivision of an existing 30.7 acre parcel creating proposed Lot 1 consisting of 5.0 acres and Lot 2 consisting of 25.7 acres as described in the *Lot 1 & Lot 2 Eldredge Subdivision Plan* dated July 9, 2014, and last revised July 24, 2014 and all other relevant information submitted as of August 26, 2014 (the 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 Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Planning Board does hereby designate itself as lead agency for the proposed development above herein; and

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

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

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

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed Action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action;
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) the site is within an identified archaeological sensitive; however no site improvements or site disturbance activities are proposed with this application;

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRENDA & CARL ELDREDGE - 2 LOT SUBDIVISION – 2125 NEW MICHIGAN ROAD
CPN 051-14 TM# 55.00-1-33.000
SINGLE-STAGE SUBDIVISION APPROVAL - SEQR RESOLUTION- UNLISTED ACTION

- (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.

The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 26, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Stephen Richardson -
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 August 26, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

L. S.

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
BRENDA & CARL ELDREDGE - 2 LOT SUBDIVISION – 2125 NEW MICHIGAN ROAD
CPN 051-14 TM# 55.00-1-33.000
SINGLE-STAGE SUBDIVISION APPROVAL

1. The Planning Board is considering a single-stage subdivision plan approval for a two-lot subdivision of an existing 30.7 acre parcel creating proposed Lot 1 consisting of 5.0 acres and Lot 2 consisting of 25.7 acres as described in the *Lot 1 & Lot 2 Eldredge Subdivision Plan* dated July 9, 2014, and last revised July 24, 2014 and all other relevant information submitted as of August 26, 2014.
2. The application is classified as an Unlisted Action and is subject to a single agency review in accordance with implementing regulations of the State Environmental Quality Review Act (SEQRA) pursuant to Part 617 of the SEQRA regulations.
3. On August 26, 2014, the Planning Board as lead agency reviewed the application, the Short Environmental Assessment Form (EAF) Part I, and completed Part 2 and Part 3 of the Short EAF and is detailed in the *Town of Canandaigua Planning Board SEQRA Determination of Significance Resolution for the Brenda & Carl Eldredge 2-Lot Subdivision, CPN 051-14 TM# 55.000-1-33.000*.
4. The EAF Part 3 was filed as evidence of the Negative Declaration issued for the requested subdivision.
5. Proposed Lot 1 (5.0 acres) contains an existing single story framed house, an above ground pool, stone driveway, well and septic system.
6. Proposed Lot 2 (25.7 acres) contains an existing framed barn and stone driveway.
7. Beaver Creek, steep slope areas of 15% - 25%, and NYSDEC Wetlands have been identified and are located on the proposed parcels.
8. No site improvements are proposed as part of the 2-Lot Subdivision Single-Stage Subdivision Plan Approval.
9. A referral to the Ontario County Planning Board (OCPB) was required and reviewed at the August 13, 2014 Board meeting.
10. OCPB comments were received as they identified this application as a Class 1 with no recommendation for approval or denial as this is a single family residential subdivision under 5 lots.
11. The Planning Board has reviewed and considered the OCPB comments.
12. This application was forwarded to the following agencies for review:
 - Ontario County Agricultural Review Board
 - Paul Damato, Regional Director, NYSDEC
 - East Bloomfield Town Clerk
13. NYSDEC provided a comment letter to the Town of Canandaigua dated August 22, 2014.
14. The Planning Board has reviewed and considered NYSDEC comments.

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 a recommendation and review of the site plan 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, November 25, 2014 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, August 26, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Stephen Richardson -
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 August 26, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

DRAFT

TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION
VENEZIA ASSOCIATES FOR MICHAEL SPOLETA – 3448 POPLAR BEACH ROAD
CPN 055-14 TM# 98.15-1-16.110
SINGLE-STAGE SITE PLAN APPROVAL - CONTINUATION RESOLUTION

WHEREAS, the Town of Canandaigua Planning Board (hereinafter referred to as Planning Board) is considering a Single-Stage Site Plan approval for a tear-down/ rebuild of a single-family dwelling on a 6,585 SF (0.151 ac) parcel located at 3448 Poplar Beach in the RLD zoning district and as described on the Site Plans last revised July 29, 2014 and all other relevant information submitted as of August 26, 2014 (the current application), and

WHEREAS, the application is subject to variances from the Zoning Board of Appeals; and

WHEREAS, this application was formally submitted for review at the August 19, 2014 Zoning Board of Appeals meeting; and

WHEREAS, the Zoning Board of Appeals continued this application to the September 16, 2014 board meeting; and

WHEREAS, the Planning Board cannot take action on this application until the Zoning Board of Appeals makes a decision on the requested variances; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby move to table the application to their September 23, 2014 Planning Board Meeting.

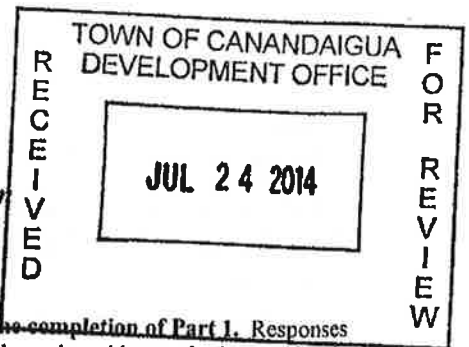
The above resolution was offered by _____ and seconded by _____ at a meeting of the Planning Board held on Tuesday, August 26, 2014. Following discussion thereon, the following roll call vote was taken and recorded:

Richard Gentry -
Charles Oyler -
Stephen Richardson -
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 August 26, 2014 meeting.

Kathleen Gingerich, Secretary of the Board

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>LOT 1 AND LOT 2 ELDREDGE SUBDIVISION</i>							
Project Location (describe, and attach a location map): <i>2125 NEW MICHIGAN ROAD 1.525' NORTH OF YERGES ROAD</i>							
Brief Description of Proposed Action: <i>TO SUBDIVIDE HOUSE AND 5 ACRES FROM TAX MAP NO. 55-1-33 CONTAINING 30.7 ACRES</i>							
Name of Applicant or Sponsor: <i>CARL ELDREDGE</i>		Telephone: <i>(585)-394-4040</i>	E-Mail: <i>CARL44@FRONTIERNET.NET</i>				
Address: <i>2125 NEW MICHIGAN RD</i>							
City/PO: <i>CANANDAIGUA</i>		State: <i>NY</i>	Zip Code: <i>14425</i>				
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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>30</i> acres					
b. Total acreage to be physically disturbed?		<i>0</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>30</i> 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>This is A subdivision of land dedication only - no site development is proposed.</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>WELL</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>SEPTIC SYSTEM</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area? <u>- no structure proposed</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>CARL ELDRIDGE</u>		Date: <u>7/24/14</u>
Signature: <u>Carl Eldridge</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Name of Lead Agency </div> <div> <hr/> Date </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Print or Type Name of Responsible Officer in Lead Agency </div> <div> <hr/> Title of Responsible Officer </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <hr/> Signature of Responsible Officer in Lead Agency </div> <div> <hr/> Signature of Preparer (if different from Responsible Officer) </div> </div>	

PRINT

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

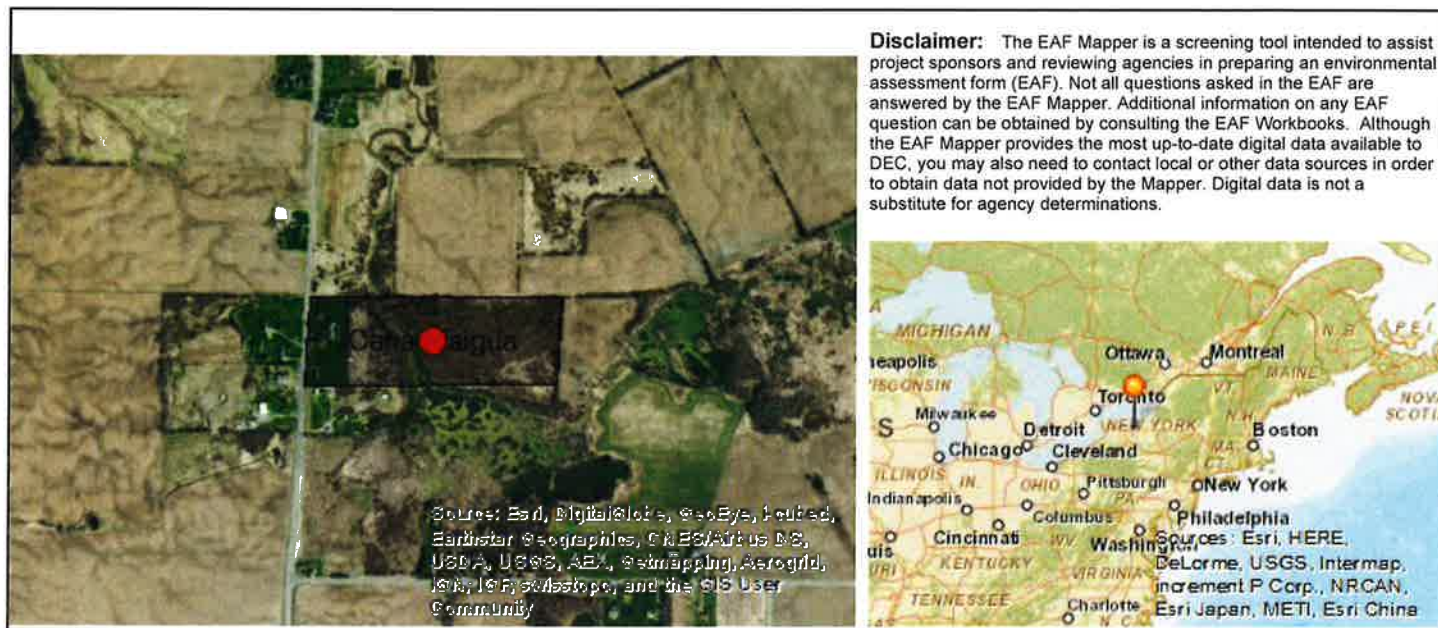
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

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)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		



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: Eldredge Subdivision

Date: August 26, 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?"

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Short Environmental Assessment Form

Part 3 Determination of Significance

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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

August 26, 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 Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)