

**TOWN OF CANANDAIGUA PLANNING BOARD RESOLUTION**

CPN 133-09 RSM - Final Subdivision (TMP # 112.00-1-24.100)

Determination of Substantial Agreement with Preliminary & Decision on Final Plat

**WHEREAS**, the Town of Canandaigua Planning Board, (hereinafter referred to as Planning Board) is considering a request for approval of a final subdivision plat last revised on 2/25/10 which includes 61 residential lots, 32 acres of open space on 5 separate lots, and subdivision of the Johnson Homestead at 3950 County Road 16 onto a separate 2.002 acre parcel; and

**WHEREAS**, the Planning Board is also considering if the above described final plat and supporting information are in "substantial agreement" with the approved preliminary plat, in accordance with NYS Town Law, Section 276, Part 6, (b); and

**WHEREAS**, the Planning Board has completed a side by side review of both the approved preliminary and above described final plat, and drafted a list of relevant findings to be kept in the project file in the Town's Development Office,

**NOW, THEREFORE, BE IT RESOLVED**, that based on the aforementioned findings and all other relevant information gathered through the application process and public hearing, the Planning Board hereby determines that above described final plat is in substantial agreement with the approved preliminary; and

**RESOLVED**, that the final plat last revised on 2/25/10 is hereby approved subject to the conditions described in "Attachment A: Conditions"

The above Resolution was offered by Thomas Crawford and seconded by Charles Oyler at a regularly scheduled Planning Board Meeting held on March 9, 2010. Following discussion, a roll call vote was recorded:

Thomas Crawford -aye  
Richard Gentry -excused  
Joyce Marthaller--aye  
Charles Oyler -aye  
Thomas Schwartz -aye

I, Leslie C. O'Malley, Secretary to 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 March 9, 2010 meeting.

Leslie C. O'Malley L. S.  
Leslie C. O'Malley, Ph.D.  
Secretary to the Board

The purpose of this document is to provide the Canandaigua Planning Board with supporting information to assist with a Determination of Significance for the Final Subdivision and Site Plan for the proposed Residence at West Lake located at 3950 County Road 16. The development consists of the development of 61 residential lots on 72.1 acres of land with approximately 447 feet of Lake frontage. The plan currently has Preliminary approval and a positive Findings Statement was issued after completing a full SEQRA process.

The Final plan has several modifications that differ from the approved Preliminary Plan. These changes are minor in nature and are outlined below. Any potential impacts relative to SEQRA due to the changes would appear to be less than the currently approved plans therefore considered a positive change for the project. One of the more notable changes to the project is the omission of the German Brothers parcel. The Final plan includes a 2 acre lot subdivided out of the parcel around the existing Johnson Homestead. This Supplemental EAF has been prepared for the residential subdivision which provides a comprehensive analysis of changes to the environmental impacts from the previously approved SEQRA process and preliminary plans for the entire project.

**Scope of project changes since Preliminary approval of plans:**

	<b><u>Preliminary Plan</u></b>	<b><u>Modified Final Plan</u></b>
Total project area	75.6	72.1
Total number of lots	69	61
Total in SCR	55	51
Total in RLD	14	10
Conservation Area	31.65	31.87
Boat slips/moors	103 Residents	0
	<u>7 Visitors</u>	<u>0</u>
	110 Total	0
Marine Club	2960 sq. ft.	N/A
Boat Launch/Lift	Approved	N/A
Pump House	822 sq. ft.	N/A
Fuel Facility	Approved	N/A
Parking Area-vehicles/golf carts	61/21	N/A

All of the potentially significant impacts associated with this application were identified and addressed in documents that were previously prepared, submitted and approved under the Preliminary Plan application. These documents include the June 28, 2008 Draft Environmental Impact Statement (DEIS) for "The Residence at West Lake Marine Club", the October 16, 2008 Final Environmental Impact Statement (FEIS) for "The Residence at West Lake Marine Club" and the November 12, 2008 Town of Canandaigua Planning Board "Adopting the SEQRA Findings and Recommending Approval of Area Variances for The Residence at West Lake Marine Club (CPN-125-05, CPN -087-08)" (SEQRA Findings). We would recommend referring to these documents for greater detail on any or all of the potential impacts that may be of concern.

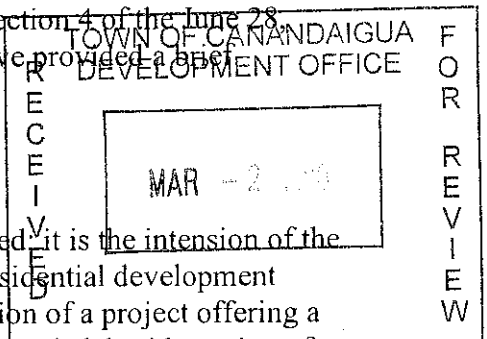
Based on the size and intensity of the current proposal with the minor modifications it appears that there will be less of an impact than what was presented and approved under the Preliminary Plan. Below we have categorically followed Section 4 of the June 28, 2008 DEIS to review the potential impacts. In each area we have provided a brief narrative of how the impacts have changed.

#### 4.A Need, Purpose and Benefits of the Project

The concept of the project in this respect has not changed. It is the intension of the applicant to provide a high quality and aesthetically pleasing residential development along Canandaigua Lake. The community will benefit by creation of a project offering a unique lifestyle with design and uses that will compliment the scenic lakeside setting of the neighborhood. The community will also benefit by a net real estate tax increase of approximately \$2 million dollars per year and permanent preservation of woodlands, wetlands, steep slopes and other lands through conservation easements and designated open spaces.

NET IMPACT CHANGE – The Final Plan will still fulfill the same Need and Purpose however the total tax revenue will go down slightly with the reduction of 8 homes.

4.B Land Use, Zoning and Planning - The size and number of lots in the Final Plan conforms to current zoning and variances approved for the RLD lots, previously established zoning standards for the SCR-1 lots, and land use trends in this area of the Town. A site density calculation was performed for the SC-1 District and a yield of 51 lots was determined. This calculation considers the relatively new Zoning amendment which no longer allows preparation of a conventional plan to determine density in the SCR-1 zoning district and no longer allows any reserved open space or conservation areas to be included within the individual lots. The approved Preliminary Plan had 55 lots in the SC-1 District hence the revised plans reduces the number of SCR-1 lots by 4 lots. The RLD District previously had 14 lots; this has now been reduced to 10. The two lots included on the German Brothers parcel have been eliminated and 2 lots adjacent to the Johnson Homestead lot are now eliminated.

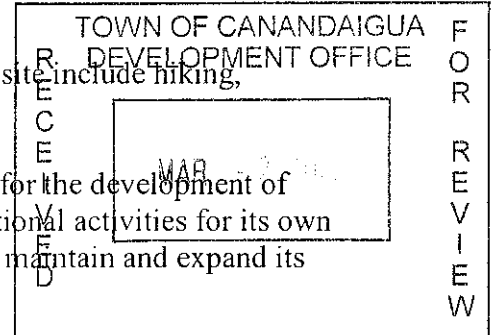


NET IMPACT CHANGE – There will be a reduction of 8 lots within the subject property and the modified Final Plan has conformed to the open space Zoning amendment eliminating all open space areas from the lots.

4.C Open Space and Recreational Opportunities – Under the current proposal, there is a portion of the land that will become HOA-owned open space lands. These lands will be under the ownership and maintained by the Homeowners Association. All HOA Open Space will be used for the recreation and enjoyment of the residents within the development.

Recreational uses that may be fostered for the residents on the site include hiking, walking, cross country skiing and bird watching.

The Town currently assesses a \$1000 parks and recreation fee for the development of each new residential lot. Thus, in addition to providing recreational activities for its own residents, the project would contribute \$61,000 to the Town to maintain and expand its existing parks and recreational facilities.



NET IMPACT CHANGE – The proposed modified Final Plan will still provide the same passive and active open space and recreational opportunities as the previously approved plan for the residents of the development. There will on only be a slight reduction in the park fee contribution with the reduction of the 8 lots.

Additionally, by keeping the German Brothers marina in tact, there will be no displacement of the patrons who currently dock or moor their boats there. The marina will still serve the general boating population by continuing to provide recreational opportunities and well as repair, service, fueling, storage and the sale of general boating supplies.

4.D Land – This section took into account a number of different areas of consideration including impervious surfaces and construction related disturbances. Both the impervious surfaces and the construction related disturbances will be slightly reduced and the same approve mitigation measures will be implemented.

NET IMPACT CHANGE - By developing the site as currently proposed versus the previously approved plan there will be a decrease in the amount of impervious areas and well as less earthwork and grading. Albeit a small percentage difference this will reduce the total runoff and decrease the amount of lost vegetation and displaced soil.

4.E & F Natural and Water Resources - The overall development of the storm water management system along with the erosion and sediment control plan will minimize the impacts to the natural and water resources to the maximum extent practicable. The applicant will be obtaining permit coverage under NYS DEC Permit GP-0-10-001 for the proposed construction activity. This Permit will require regular and documented site inspections and regular maintenance.

The project will be served by the City of Canandaigua water supply via existing infrastructure along County Road 16. Based on the NYS DEC permitted withdrawal from Canandaigua Lake and historical usages, the project water use will not have a significant impact on the quantity or quality of the water system.

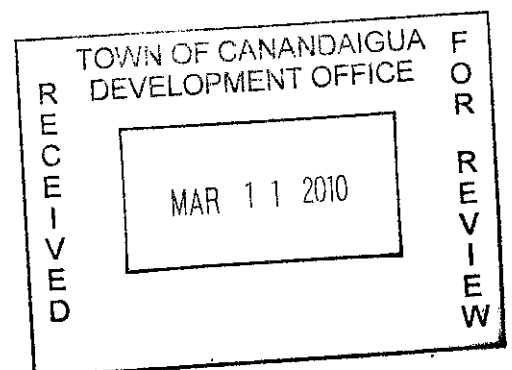
NET IMPACT CHANGE - With the reduction of the total number of lots/ homes the overall impact on natural and water resources will be reduced. There will be less disturbance, less impervious surfaces generating runoff and less demand on the municipal water system.

4.G Traffic and Access - Access to the proposed subdivision will be off a public road, which will be developed as part of the project. The traffic impact study submitted with the preliminary plan indicated that there would be no significant impacts with the additional vehicles trips being added to the road network. The levels of service associated with the development entrance and with Wyffels Road to the north will not be compromised with the proposed development.

NET IMPACT CHANGE - Although it was previously anticipated that the German Brothers marina would not be operating under current conditions the adopted Findings make reference to a condition with the previously approved application by stating that "It is anticipated that traffic volumes on County Road 16 may actually be mitigated *slightly* after completion of the Marine Club during times when the existing commercial marina draws the most vehicles." The reference above of "*slightly mitigated*" suggests that the existing marina does not contribute a significant amount of traffic to the County Road 16 network. There will also be (11%+-) fewer trips generated with the elimination of 8 homes.

4.H Aesthetic Resources- The existing vegetation will be inventoried and preserved to the maximum extent practicable in order to provide a natural buffer between the development site and County Road 16. Regarding the 61-lot home site subdivision, there is little to no change in the aesthetics of the Final subdivision from the approved Preliminary plan.

NET IMPACT CHANGE - There will be no appreciable visible aesthetic change with the Final subdivision. There will be fewer homes developed with less chance of visibility from various vantage points.



4.I Growth and Character of the Neighborhood – The proposed development is consistent with the neighboring residential uses. The overall density of the project is less than 1 residence per acre, in accordance with the adopted Comprehensive Plan and Zoning Ordinance. The new upscale homes with high quality architecture and construction materials will not negatively impact the existing homes in the neighborhood. The Lakewood Meadows Subdivision to the immediate west is of similar density to the proposed plan.

NET IMPACT CHANGE – The planned residential development will not negatively impact the character of the neighborhood. The intensity of use will be increased as a result of converting dormant farmlands and wooded/field areas to the proposed residential use. As the development will be used in a manner consistent with the Town's Zoning Ordinance any impacts from the change in intensity will not adversely impact the character of the neighborhood.

4.J Historic/Archeological Resources – A Phase I and Phase IA Cultural Resource Investigation for the entire Johnson property was performed, which outlined the history of the property including the existing homestead. It was determined that the homestead structure was not State or National Register of Historic Places eligible. The Investigation recommended that no further archeological investigations were warranted for the project.

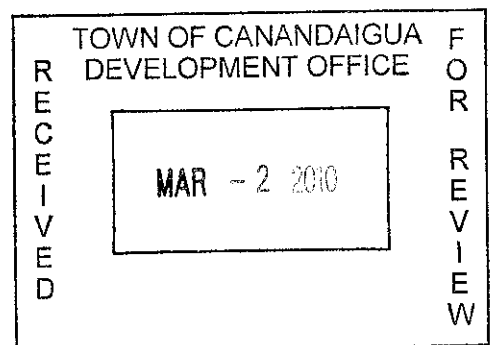
NET IMPACT CHANGE – There will be not impact change to any resources in this regard.

4.K Noise and Odors - Noise and odors above the existing ambient background levels will only be present during the construction phases of the project. This will mainly be resultant from construction equipment working on the site. This will be temporary in nature and hours of operation will be within the limits of the Towns Ordinance.

NET IMPACT CHANGE – No significant noise or odor related increase in environmental impacts is expected from the development. Peak noise levels, other than during construction, will be similar to those that currently exist.

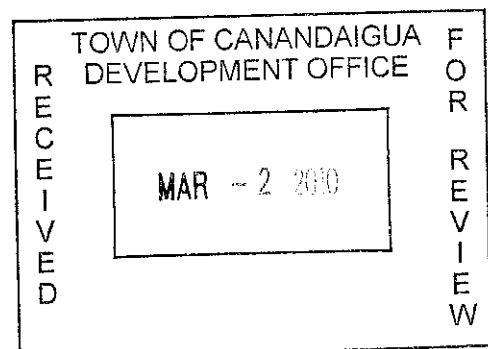
4.L Utilities – The proposed development has available public water, sewer, gas and electric all of which have enough capacity to serve the needs of the proposal. It does not appear the any utilities have limitations to serve the development.

NET IMPACT CHANGE – As this proposal is less intensive than the approved Preliminary Plan, there will be less of an impact than was originally proposed.



The proposed plan is not appreciably different than what the Planning Board granted Preliminary approval to on November 12, 2008. The impacts associated with this proposal could in fact in several areas be considered less than those outlined in the DEIS given that there is a total of 8 less homes with the modified Final Plan. The Planning Board's adopted Resolution included the following;

"The action authorized by this Board is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating conditions to the approval those mitigating measures that were identified as practicable"



617.20  
Appendix A  
State Environmental Quality Review  
SUPPLEMENTAL  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

133-09

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:** ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.\***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

**The Residences at West Lake**

Name of Action

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in  
Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date

TOWN OF CANANDAIGUA DEVELOPMENT OFFICE	
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## PART 1 – PROJECT INFORMATION

### Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answer to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent upon information currently available and will not involve new studies, research, or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION

**The Residences at West Lake – 61 lot subdivision**

LOCATION OF ACTION (Include Street Address, Municipality and County)

**West Lake Road (South of Wyffels Road) Town of Canandaigua, New York**

NAME OF APPLICANT/SPONSOR

**RSM West Lake Road, LLC**

BUSINESS TELEPHONE

**(585) 924-8503**

ADDRESS

**197 West Main Street**

CITY/PO

**Victor**

STATE

**New York**

ZIP CODE

**14564**

NAME OF OWNER (if different)

**Same as Above**

BUSINESS TELEPHONE

ADDRESS

CITY/PO

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DESCRIPTION OF ACTION

**Construction of a 61 lot single-family residential community**

**Please complete Each Question – Indicate N.A. if not applicable**

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas:

1. Present land use: ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)  
☒ Forest ☐ Agriculture ☐ Other \_\_\_\_\_

2. Total acreage of project area: **72.1** acres.

APPROXIMATE ACREAGE

Meadow or Brushland (Non-agricultural)

Forested

Agricultural (Includes orchards, cropland, pasture, etc.)

Wetland (Freshwater or Tidal as per Articles 24, 25 of ECL)

Water Surface Area

Unvegetated (rock, earth or fill) **Gravel parking areas**

Roads, Buildings, and Other Paved Surfaces

Other (indicate type) **Lawn Areas**

PRESENTLY

**48.28** acres

**20.0** acres

**0** acres

**1.96** acres

**0** acres

**.1** acres

**.2** acres

**1.56** acres

AFTER COMPLETION

**24.64** Acres

**6.86** Acres

**0** Acres

**1.95** Acres

**0** Acres

**0.4** Acres (STONE LINED SWALES)

**9.5** Acres

**28.75** Acres

3. What is predominant soil type(s) on project site? **LIMA SILT LOAM AND HONEOYE SILT LOAM**

- a. Soil Drainage: ☒ Well drained **50** % ☒ Moderately well drained **45** % of site  
☒ Poorly drained **5** %

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? **N/A** acres. (See 1 NYCRR 370)

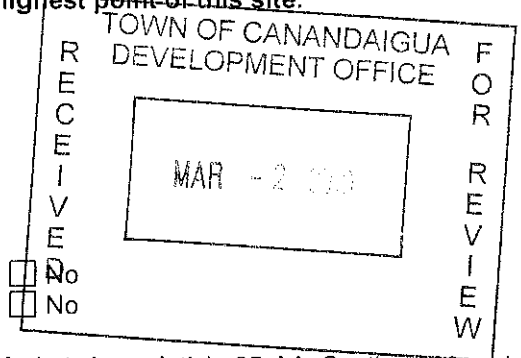
4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? **>12** (in feet)

Approximate percentage of proposed project site with slopes:

☒ 0-10% 36 %      ☒ 10-15% 46 %  
☒ 15% or greater 18 %

6. Is project substantially contiguous to, or contain a building, site, or district listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? >12' (in feet) (seasonal high)
9. Is site located over primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing, or shell fishing opportunities presently exist in the project area? ☒ Yes ☐ No **The hunting and fishing opportunities that currently exist are for the current owners of the property and not open to the public.**
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
☐ Yes ☒ No According to **NYSDEC Natural Heritage Program**  
Identify each species
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
☐ Yes ☒ No Describe: **A geotechnical evaluation and report, report number 2944.0 dated Sept. 2005, was completed by Foundation Design P.C. detailing the results of onsite borings. Bedrock shale was encountered from ranges between 11.0' - 25.9' below grade. No shale was encountered at the surface of the site.**
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
☐ Yes ☒ No If yes, explain
14. Does the present site include scenic views known to be important to the community?  
☒ Yes ☐ No **Scenic views exist from vantage points from properties to the West of the subject property. A ridgeline exists approximately 900' to the west of the boundary on the Lakewood Meadows Subdivision property. The elevation of the ridgeline is approximately 40-50' above the highest point of this site.**
- Streams within or contiguous to project area:  
a. Name of stream and name of river to which it is tributary **N/A**
16. Lakes, ponds, wetland areas within or contiguous to project area:  
a. Name **Federal Wetlands** b. Size (in acres) **1.96**
17. Is the site served by existing public utilities? ☒ Yes ☐ No  
a) If yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No  
b) If yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No



## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor **72.1** acres.
  - Project acreage to be developed: **33.68** acres initially; **38.41** acres ultimately.
  - Project acreage to remain undeveloped **33.36** acres.
  - Length of project, in miles: **N/A** (if appropriate).
  - If the project is an expansion, indicate percent of expansion proposed **N/A** %.
  - Number of off-street parking spaces existing **+/-4**; proposed **130**.
  - Maximum vehicular trips generated per hour (upon completion of project)? **77**

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>25(Ph. I)</u>	_____	_____	_____
Ultimately	<u>61(Ph. I &amp; II)</u>	_____	_____	_____

- i. Dimensions (in feet) of largest proposed structure 35 height; 50 width; 85 Length  
j. Linear feet of frontage along a public thoroughfare project will occupy is? +/- 680 Ft. West Lake Road County Rte 16  
+/- 5,318 Ft. Road A

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards

3. Will disturbed areas be reclaimed? ☒ Yes ☐ No

a. If yes, for what intended purpose is the site being reclaimed? Landscaping/Lawns/ re-vegetated meadow areas

b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No

c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☒ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? Approx. 51.86 acres.

Approx. 13.14 acres of wooded area will be removed as well as approx. 38.72 acres of brushland and meadow.

5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction N/A months, (including demolition). Project is multi-phased

7. If multi-phases:

a. Total number of phases anticipated 2 (numbers).

b. Anticipated date of commencement phase 1 4 month 10 year, (including demolition).

c. Approximate completion date of final phase 12 month 15 year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No

8. Will blasting occur during construction? ☐ Yes ☒ No Possible blasting may be required for the installation of portions of the proposed roadway and utilities. Further information detailing the need for blasting will be determined upon final engineering design.

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9. Number of jobs generated: during construction 50; after project is completed 2 (HOA maintenance)

10. Number of jobs eliminated by this project 0

11. Will project require relocation of any projects or facilities? ☒ Yes ☒ No If yes, explain Rerouting and burying of an existing overhead electric line(s) will be completed during the course of development of the project. Additionally, the existing spring will be rerouted through the proposed stormwater management areas on the site

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc.) and amount N/A

b. Name of water body into which effluent will be discharged N/A

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☐ No 100 year flood plain exists along the water front of Canandaigua Lake. Zone A: No base flood elevation provided, Zone AE flooding elevation 692.0. Information obtained through FEMA flood plain map: Flood Insurance Rate Map, Town of Canandaigua, New York Ontario County, Panel 25 of 25, Community-Panel Number 360598 00025 C, Map revised March 3, 1997.

Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? 6 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name Approved Landfill; location Ontario County Landfill, Town of Seneca, Ontario County.

d. Will any wastes not go into a sewage disposal system or into a landfill? ☐ Yes ☒ No

e. If yes, explain N/A

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? N/A

b. If yes, what is the anticipated site life? N/A years.

Will project use herbicides or pesticides? ☒ Yes ☐ No **Typical non-phosphorous Residential Lawn and Landscape Applications**

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No **Domestic Use**

22. If water supply is from wells, indicate pumping capacity N/A gallons/minutes.

23. Total anticipated water usage per day 18,000 gallons/day.

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain

25. Approvals Required:

Town Board ☒ Yes ☐ No

Town Planning Board ☒ Yes ☐ No

Town Zoning Board ☒ Yes ☐ No

County Health Department ☐ Yes ☒ No

Other Local Agencies (Ontario Co. DPW) ☒ Yes ☐ No

Other Regional Agencies (Ontario Co. S&W) ☒ Yes ☐ No

State Agencies (NYSDEC) (Health Dept.) ☒ Yes ☐ No

(OGS)

Federal Agencies ☐ Yes ☒ No

districts

subdivision and 12/9/09

site plan

area variances

sanitary sewer / highway access/ water

sanitary sewer / stormwater / water supply / docks

HOA Agreements

R E C E I V E D	TOWN OF CANANDAIGUA DEVELOPMENT OFFICE		F O R  R E V I E W
	MAR - 2 2010		
	Submittal Date		

## C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

☐ zoning amendment ☒ zoning variance ☐ special use permit ☒ subdivision ☒ site plan

☐ new/revision of master plan ☐ resource management plan ☐ other \_\_\_\_\_

**Pl. Bd. Subdiv. & Site Pl. approval req. – ZBA variances granted 1/12/10 for set backs and open space transfer**

2. What is the zoning classification(s) of the site? **SCR-1 and RLD**

3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
**65 residential lots. 14 lots within the RLD district and 51 within the SCR-1 district.**

4. What is the proposed zoning of the site? **SCR-1 and RLD**

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
**N/A**

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No  
**2003 Comprehensive Plan Update**

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
**Residential (SCR-1 and RLD)**

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ miles? ☒ Yes ☐ No

If the proposed action is the subdivision of land, how many lots are proposed? 60

a. What is the minimum lot size proposed? 20,000 SF

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☒ Yes ☐ No  
**Water, Sanitary Sewer, Lighting and Drainage District Extensions**
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No  
a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No  
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

#### D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

#### E. Verification

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

Applicant/Sponsor Name RSM West Lake Road LLC Date December 8, 2009

Revised March 1, 2010

Signature Michael A. Simon Title Project Engineer  
Michael A. Simon (Agent for RSM West Lake LLC)

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

