

Jean Chrisman

From: Mike Simon [MSimon@bmepc.com]
Sent: Monday, February 27, 2012 2:39 PM
To: Jean Chrisman; 'Tom & Martha Schwartz'; 'Jim Fletcher'
Cc: 'Tim Jensen'
Subject: RE: RSM -- Final Subdivision Plans
Attachments: Supplemental EAF sup info Final Subdiv -Rev.2-25-10.doc

Jean the attached information is correct, I recall having this completed before the approval meeting hence the March 1st date, this addresses the condition of approval regarding the removal of all reference to the redevelopment of the Johnson parcel. Mike.

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From: Jean Chrisman [<mailto:jchrisman@townofcanandaigua.org>]
Sent: Monday, February 27, 2012 2:27 PM
To: 'Tom & Martha Schwartz'; 'Jim Fletcher'
Cc: Mike Simon; 'Tim Jensen'
Subject: RSM -- Final Subdivision Plans
Importance: High

Hi Tom and Jim,

The RSM final subdivision plans are here and ready for your signature. Please stop in at your earliest convenience to sign the plans. This is not a joke – finally eight years later.

Tom – I am just waiting to receive from Mike Simon (BME Associates) a revised copy of the Supplemental EAF removing all references regarding the redevelopment of the Johnson Homestead.

Everything else is good to go!

Jean Chrisman
Zoning Officer

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Supplemental Full Environmental Assessment Form

for

Final Subdivision and Site Plan

The Residence at West Lake

Dated: December 8, 2009

(Revised March 1, 2010)

Prepared By:

BME | ASSOCIATES
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Fairport, New York 14450
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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:

	<u>Preliminary Plan</u>	<u>Modified Final Plan</u>
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 <u>7 Visitors</u> 110 Total	0 <u>0</u> 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"