

# 390 WOODCLIFF DRIVE

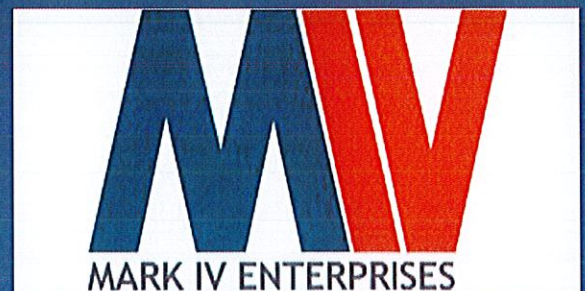
## WOODCLIFF PHASE VII

### PDD REZONING APPLICATION

APRIL 8, 2022

With Updated EAF - 4/26/22

WOODMARK  
ASSOCIATES LLC





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MARK IV ENTERPRISES  
301 Exchange Blvd, Ste 200  
Rochester, NY 14608  
Phone: 585.232.1760, Fax: 585.325.2967

April 12, 2022

Perinton Town Board  
1350 Turk Hill Road  
Fairport, NY 14450

RE: 390 Woodcliff Drive – Woodcliff Development Phase VII  
Request for Rezoning from I-Industrial to  
PDD-Planned Development District

Dear Supervisor Hanna and Members of the Town Board,

We are pleased to submit this application for rezoning of 390 Woodcliff Drive from I-Industrial to PDD-Planned Development District under Town Code § 208-52 on behalf of property owner Woodmark Associates LLC. We are proposing to construct a high end apartment community with underground parking on the property that will serve as the *final piece of the puzzle* for the Woodcliff Mixed Use Development.

Enclosed, please find the following in support of our application:

- (1) Application to the Town Board
- (2) NYS SEQR EAF Parts 1, 2, and 3
- (3) Monroe County Planning Referral Form
- (4) Narrative Description of Project
- (5) Concept Site Plans and other relevant maps
- (6) Concept Architectural Rendering
- (7) Application Fee in the amount of \$150.00

If you have any questions or if you would like to discuss this project please do not hesitate to contact me [REDACTED]

We look forward to presenting this project to you at your May 11, 2022 meeting.

Sincerely,

Christian M. Nadler, Esq.  
General Counsel



**TOWN OF PERINTON**

**1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796**

**(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)**

NUMBER \_\_\_\_\_ FEE \$ \_\_\_\_\_  
(verify fee with staff)

MEETING DATE \_\_\_\_\_

**APPLICATION FORM – REZONING – TOWN BOARD**

See attached instructions/requirements/procedures

**1. APPLICANT**

Name MARK IV ENTERPRISES Phone [REDACTED]

Street & Number 301 Exchange Boulevard #200 City Rochester, NY Zip 14608

Interest in Property: \_\_\_\_\_ Owner \_\_\_\_\_ Lessee \_\_\_\_\_ Other ☒

**2. OWNER (if other than applicant)**

Name WOODMARK ASSOCIATES LLC Phone [REDACTED]

Street & Number 301 EXCHANGE BLVD. City ROCHESTER Zip 14608

**3. ATTORNEY (If represented)**

Name Chris Nadler, c/o MARK IV ENTERPRISES Phone [REDACTED]

Street & Number 301 Exchange Boulevard #200 City Rochester, NY Zip 14608

**4. INTEREST:** Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

Yes \_\_\_\_\_ No ☒ Explain INTEREST \_\_\_\_\_

If yes, who? Name \_\_\_\_\_ Address \_\_\_\_\_

**5. LOCATION: Street Address or Legal Description (subdivision and lot number)**

390 Woodcliff Drive (formerly known as Woodcliff VII)



6. SIZE OF PARCEL: 9.42 acres

7. PRESENT USE OF PROPERTY: Vacant

8. ZONING DISTRICT: ID - Industrial TAX ACCOUNT# 193.02-03-10.112

9. Describe specifically the nature of your request Rezone the property to PDD (Planned Development District) for a proposed 4-building, 246 unit apartment project (see Letter of Intent).

10. Describe the location, use and size of structures and other land use within 100 feet of the boundaries of the subject property West: 3-story Woodcliff office building. North & East: Town open space as part of the overall Woodcliff development.

South: NYS Route 96

11. The criteria used by the Town Board of the Town of Perinton are set forth in Section 265 of the Town Law.

A. You must show that your proposal will be in harmony with the general purpose and intent of the Zoning Ordinance of the Town of Perinton, considering the location, the nature and intensity of the operations involved in or conducted in connection with it, and the size of the subject property with respect to the streets giving access to the subject property.

Will your proposed use be detrimental to the neighborhood due to Location? NO x YES \_\_\_\_\_

The nature or magnitude of use? NO x YES \_\_\_\_\_

Inadequate access to property? NO x YES \_\_\_\_\_

If yes to any of above, explain how it will be detrimental. If effect can be lessened in some manner, explain how: See Letter of Intent

B. Will your proposed use tend to depreciate adjacent property or alter or be detrimental to the character of the neighborhood?

NO x YES \_\_\_\_\_

If yes , explain how it will be detrimental. If effect can be lessened in some manner, explain how:



C. Will your proposed use create a hazard to health, or the general welfare of the neighborhood or significantly alter the flow of traffic? NO X YES \_\_\_\_\_

If yes, explain how. If effect can be lessened in some manner, explain how. \_\_\_\_\_

12. You must show that your proposal will be in harmony with the general purpose and intent of the Comprehensive Plan of the Town of Perinton. Please provide a brief narrative that describes to relation of the proposal to the most recent update of the comprehensive plan.

See Letter of Intent and Project Narrative. Project will promote a diversity of housing in the Route 96 corridor, and further the goals of the Town Comprehensive Plan, which promotes mixed-use development, including multi-family housing, in the Route 96 corridor.

I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: \_\_\_\_\_

Date

4/20/22

Printed name of Applicant

CHRISTIAN M. NADLER, ESQ., GENERAL COUNSEL

Property Owner (If other than applicant)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of property owner

Date

4/20/2022

Printed Name of property owner

STEVEN M. DIMARZO, MANAGER

3/23/19



**APPLICATION TO THE PERINTON TOWN BOARD  
FOR RE-ZONING OF 390 WOODCLIFF DRIVE FROM  
I-INDUSTRIAL TO PDD-PLANNED DEVELOPMENT DISTRICT**

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**I. INTRODUCTION**

Mark IV Enterprises is pleased to submit this application to the Perinton Town Board for rezoning of the 9.42 acre property located at 390 Woodcliff Drive from I-Industrial to Planned Development District (PDD) under Town Code § 208-52.

This application will show how the unique location and design of the proposed project fulfill all of the PDD requirements contained in Town Code § 208-52 as well as many of the goals and objectives contained in the Town's Comprehensive Plan. As you will see, this project will be visually appealing, and will not result in any objectionable environmental or traffic concerns.

**II. EXISTING CONDITIONS / DESCRIPTION OF SITE**

The property currently consists of a 9.42 acre irregularly-shaped parcel located in the Woodcliff Mixed Use Development. It is bordered to the west by the office building and parking lot at 370 Woodcliff Drive. It is bordered to the east by two vacant parcels owned by the Town of Perinton totaling 4.73 acres. It is bordered to the south by Route 96, and to the north there is the Crescent Trail, the Woodcliff Golf Course.

Concept site plans showing the proposed project and surrounding properties are attached as part of this application.

The property is currently zoned I-Industrial, and has site approval for a three-level, 120,000 SF office building. However, based on the location of the project site in the Woodcliff Mixed Use Development, the Town's current and proposed Comprehensive



Plans, and the current vacancy rates for office buildings along Route 96, we feel that the property would be better suited for a multi-family residential project.

### **III. DESCRIPTION OF PROPOSED PROJECT**

We are proposing to construct a multi-family residential apartment community consisting of 246 units in four buildings. Parking will be provided with 180 surface spaces and 190 underground spaces. The project will include a recreation building and pool as well as other amenities.

#### **A. Appearance / Visibility**

The proposed buildings will be 4 stories in height with intermittent mezzanine levels for access to roof-top terraces. A concept rendering of the proposed building style is included as part of this application. The architectural design includes vehicular pass-throughs, use of a variety of high-end materials, façade setbacks, balconies, and roof terraces.

The buildings and parking areas will be primarily screened from adjacent properties by substantial dense forest landscaping and drastic changes in site topography.

#### **B. Unit Breakdown / Market Demographics**

The following table shows the projected breakdown of unit types<sup>1</sup>:

1 BR	2 BR	3 BR	TOTAL
50%	35%	15%	246

The expected market / target audience for these types of units are *renters by choice*, including single professionals, couples, and empty-nesters looking for upscale rental

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<sup>1</sup> Type and size are projected based on current market opportunities and are subject to change.



options. Ideal residents would work in the Bushnell's Basin / Route 96 Corridor and be able to walk/bike to work. Based on our experience in renting these types of apartments, many of the 2 bedroom units will be occupied by singles or couples who want a spare bedroom or 'work from home' office.

It has also been our experience that this type of apartment serves as a feeder for the local community. When the single and couple residents outgrow their apartments and decide to upsize or start a family, they usually do so in the same community. When our younger residents decide to purchase single family homes most of them can be expected to do so in the Town of Perinton. Similarly, the project will provide an opportunity for empty nesters and seniors who wish to downsize.

### **C. Amenities**

Applicant is proposing to provide access to, and parking for, the adjacent Crescent Trail in the northwest portion of the project site in fulfillment of the Town's goals.

The community will feature swimming pool, proposed clubhouse with fitness center, and community space. There will be a full-time property manager as well as a full-time on-site maintenance staff. As with all our properties, 24-hour on-call emergency maintenance staff will be available around the clock. The property will have well-maintained landscaping for screening purposes and also as an amenity for our residents.

### **D. Access & Parking**

Access to the site is provided directly to and from Route 96, as well as by private



driveway from Woodcliff Drive which has a four way traffic signal onto Route 96, as well as access to Route 250.

Based on our experience (including the development and management of over 2,400 market rate apartments) and occupancy policies, we estimate that 1.5 parking spaces is sufficient in the area. Therefore, it is expected that the community will require 363 parking spaces. We are proposing 372 total parking spaces, which will be more than sufficient to meet the needs of our residents, their guests, and other visitors.

Private paved roads will provide internal circulation throughout the community and will allow adequate access for emergency vehicles. Parking spaces will be 9'x18' as required by Town Code, and handicapped spaces will be provided in accordance with the Americans with Disabilities Act (ADA) Design Standards.

#### **E. Utilities**

1. Water. The proposed project will be adequately serviced by connection to the existing 6" MCWA water main on Route 96.
2. Sewer. The proposed project will be adequately serviced by connection to the existing dedicated sanitary sewer on the north side of Route 96.

#### **F. Drainage and Stormwater Management**

Drainage and Stormwater Management will be provided by a combination of underground storage chambers and green infrastructure practices.

#### **G. Easements**

Easements to the Town will be provided for any stormwater management.



## H. Recreation / Open Space

The project is adjacent to the Crescent Trail, and is in close proximity to Powder Mills Park, the Woodcliff Golf Course, and the adjacent wooded lots owned by the Town of Perinton. Additionally, the proposed project will include swimming pool, fitness center, and other open space and recreational facilities for its residents.

## IV. PDD CODE REQUIREMENT ANALYSIS

### A. Intent [§205-52(A)(1)]

*Town Code § 205-52(A)(1): "The intent of this district is to permit the development of land for specialized purposes where tracts of land suitable in location, area and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of land proposed for such development shall be guided by the Comprehensive Plan, other plans and official policies used to guide development in the Town, and the existing and prospective character of surrounding land uses. The application of a planned development district shall result in development with certain advantages over that which would be obtained under conventional zoning; result in the preservation and enhancement of the natural, cultural or historic features of the site; result in land uses and physical site arrangements which are not contemplated under conventional zoning but which would further the development goals of the Town; reduce improvement costs through more efficient arrangement of varied land uses, buildings, circulation systems and infrastructure; and result in the promotion of the general health, safety and welfare of the Town."*

The proposed project is in compliance with the intent of the PDD Planned Development District. As discussed elsewhere, the project will fulfill many of the Town of Perinton's Comprehensive Plan's Goals and Objectives. The parcel is located in the "Mixed-Use Area" in the Comprehensive Plan's Future Land Use Plan, which is defined as "[a] mix of retail spaces, offices, higher-density residential units, pocket parks, and other uses concentrated in a relatively small area to promote walkability." The Woodcliff Mixed Use Development is a prime example of this goal. Our proposed project will add



the higher density residential units as well as use of open space green areas as pocket parks.

#### **B. Permitted Uses [§205-52(B)]**

Town Code § 205-52(B)(1): *"[i]n developing a balanced community, the use of a variety of housing types and densities shall be deemed most in keeping with this article."*

The proposed project will satisfy both the variety of housing types and densities requirement. Upscale apartments are not available in this part of the Town. This project will increase the variety of housing options and densities for residents by providing a new housing type not currently available in the Town.

#### **C. Basic Requirements [§205-52(C)]**

Town Code § 205-52(C)(3): *"[t]he site shall be suitable for development in the manner proposed without hazards to persons or property, on or off site, from probability of flooding, erosion, subsidence or slipping of the soil or other dangers, annoyances or inconveniences. Soil conditions, groundwater level, drainage and topography and other factors shall all be appropriate to support both the kind and pattern of the intended use."*

The proposed project will not create any hazards contemplated by this subsection. Preliminary investigation indicates that the soil conditions and groundwater level are appropriate for this type of development. Drainage will be managed through the installation of a series of underground chambers and green infrastructure practices.

#### **D. Design Standards [§205-52(D)]**

The proposed project is in full compliance with the design standards contained in Town Code for Planned Development Districts.

Town Code § 205-52(D)(1): *The Town of Perinton Design Criteria and Construction Specifications for land development are adopted herein by reference, and shall establish the standard for project design and construction as appropriate.*

The proposed project will be in compliance with the Town of Perinton Design Criteria and Construction Specifications.

*Town Code § 205-52(D)(2): Tract perimeter standards. All dimensional requirements of conventional zoning districts shall apply to the perimeter of planned development projects on the sides where said planned development project abuts a conventional zoning district; these shall include setbacks and buffering requirements.*

The proposed project far exceeds the setback and buffering requirements of all abutting conventional zoning districts, as shown on the attached concept plan. Additionally, the rear setback abutting the Crescent Trail and the two houses at the end of Spruce Ridge and Bristol View Drive is heavily wooded and includes a severe change in vertical elevation. The east side setback adjoins vacant, wooded Town property (also zoned industrial), and the west side setback primarily adjoins the parking area of the adjacent office building at 370 Woodcliff Drive.

*Town Code § 205-52(D)(3)(a): Maximum building coverage shall not exceed 35% of the total site or parcel area.*

Proposed building coverage will only be 16%, significantly below the maximum 35% allowed.

*Town Code § 205-52(D)(3)(b): Maximum coverage by all buildings, structures, parking areas and impervious surfaces shall not exceed 65% of the total site or parcel area.*

Maximum lot coverage by all buildings, structures, parking areas and impervious surfaces will be approximately 46%, well below the maximum 65% allowed.

*Town Code § 205-52(D)(3)(c): Maximum building height shall be 40 feet, unless the Town Board finds that some greater height is reasonable and appropriate given the location of the development, the terrain involved and the nature of the development.*

Typical building height will be 48', with intermittent mezzanine levels as shown in the attached concept rendering and the Requested Area/Design Standards set forth in



Section V. We request that the Town Board approve this maximum height for the intermittent mezzanine levels as reasonable and appropriate given the location of the development, the terrain involved, and the nature of the development. The project location in the Woodcliff Mixed Use Development puts it in close proximity to the Woodcliff Hotel which features similar mezzanine levels on a significantly larger and taller building that is located at a higher elevation with much more visibility. The project terrain includes a steep incline at the rear of the parcel so the additional height of the intermittent mezzanine levels will not impede the view from the adjacent Crescent Trail or homes at Spruce Ridge and Bristol View Drive. As the last piece of the Woodcliff Mixed Use Development, the nature of the project should be seen as the finishing touch to complement the neighboring offices, houses, townhouses, hotel and spa.

*Town Code § 205-52(D)(3)(d): Setbacks from public rights-of-way, private drives, structures and interior lot lines, etc., shall be proposed by the designer. The Town Board shall approve such setbacks, and these shall become binding upon the district.*

See Section V, below for proposed design standards.

*Town Code § 205-52(D)(4): Standards for off-street parking, loading and signs for planned development district uses shall be guided by those for equivalent or similar uses in conventional zoning districts, but may be modified to better achieve site development objectives, during the site plan and subdivision approval process. If the designer proposes a variation from these conventional standards, they shall be presented as part of the district and approved by the Town Board.*

Loading and signage requirements contained in Town Code for similar districts will be met. Off-street parking requirements contained in Town Code § 208-16 will be met with the exception of the total number of parking spaces. The proposed project provides 372 total parking spaces. For the reasons stated in Section III(D), above, we

are confident that this parking space reduction will not impact the availability of parking for our residents and their guests.

#### **E. Application Procedure [§205-52(E)]**

*Town Code § 205-52(E)(a)(2)[a]: Location and extent of all proposed land uses, with areas in acres, as well as any proposed open space, including the development guidelines proposed for setbacks, building size, lot coverage, parking, impervious surfaces and other similar land use restrictions found within the Zoning Code.*

See attached concept plans for this information. Proposed development guidelines and design standards are listed below in Section V.

*Town Code § 205-52(E)(a)(2)[b]: All interior streets, roads, easements and their planned public or private ownership, as well as all points of ingress and egress from existing public rights-of-way.*

See attached concept plans for this information.

*Town Code § 205-52(E)(a)(2)[c]: An area map showing the applicant's entire holdings and adjacent properties; that portion of the applicant's property under consideration; all properties, subdivisions, streets, easements, watercourses, LDD and other significant natural and built features within 500 feet of the applicant's property; and all uses and zoning of abutting lands.*

An area map is attached.

*Town Code § 205-52(E)(a)(2)[d]: If residential in nature, description of the number of residential units, their dwelling-type, number of stories, the overall architectural style and the overall density of the proposal.*

See Section III(B), above.

*Town Code § 205-52(E)(a)(2)[e]: The area water and sanitary sewer systems with proposed points of attachment to existing systems; the proposed stormwater drainage system and its relation to existing systems.*

See Section III(E), above, for a description of the proposed utility connections.

*Town Code § 205-52(E)(a)(2)[f]: Description of the manner in which any common areas that are not to become publicly owned are to be maintained, including open space, streets, lighting and other considerations relevant to the proposal.*



The entire project will remain privately owned as rental apartments. All common areas will be maintained by the owner.

*Town Code § 205-52(E)(a)(2)[g]: If the development is to be phased, a description and graphic representation of the phasing of the entire proposal in terms of length of time, type, and number of units or activities completed per phase.*

The project will not be phased. The applicant would like to commence construction in the Fall of 2022. Estimated construction would last about 18 months.

*Town Code § 205-52(E)(a)(2)[h]: A description of any covenants, easements, restrictions proposed to be imposed upon the use of the land, buildings or structures, including proposed easements for public utilities.*

No easements or restrictions are contemplated at this time other than those requested by the Town. Public utilities will be connected at the property line as shown on the attached concept plans.

*Town Code § 205-52(E)(a)(2)[i]: A written statement by the applicant setting forth the reasons why, in his or her opinion, the proposal would be in the public interest and would be consistent with the Town's goals and objectives.*

This proposal will be in the public interest and consistent with the Town's goals and objectives because it will provide a different type of dwelling than is normally found in that area of the Town of Perinton, in a location that has been identified in the Comprehensive Plan as appropriate for high-density residential units. The location of the project as the *final piece of the puzzle* for the Woodcliff Mixed Use Development will create the infill development intended in the Comprehensive Plan, where the existing infrastructure is already in place and can accommodate it.

A multi-family residential apartment project is far more appropriate in this location than an industrial use or another potentially vacant office building, and will not result in

the environmental impacts that an industrial or office building use would entail.

Because the traffic patterns of a multifamily residential community are more varied and peak at different times than a traditional office use, the proposal will have much less impact than the currently approved large office use.

The project is in compliance with, and will further the following goals contained in the Town of Perinton's Comprehensive Plan:

- (1) *Future Land Use Plan.* As stated above, the Comprehensive Plan identifies this parcel for desired future land use in the Mixed-Use Area. The Comprehensive Plan states that “[t]he Town seeks to integrate compatible and complementary uses, focusing on scale and design to establish the desired sense of place and purpose. Mixed-use development is designated in areas where infrastructure and utilities are present to allow for higher density and more intensive land uses. These locations are considered prime opportunities for infill and conversion development while encouraging a balanced approach to safe multi-modal accessibility.” [p.55].
- (2) *Protect the long-term viability of residential areas in the Town.... Promote infill development of single-, two-, and multi-family residential homes in character and scale within existing neighborhoods, where feasible through zoning code updates [Land Use & Community Character Goal/Action # 1]*

The proposed project meets this goal by providing multi-family residential homes through infill development as the “last piece of the puzzle” in the Woodcliff Mixed Use Development.



- (3) *Encourage the development of a range of housing types enhancing access and choice to support a diverse and inclusive population [Land Use & Community Character Goal #2].*

The proposed project will provide a different type of housing that is otherwise unavailable in this area of the Town.

- (4) *Encourage development in mixed-use areas to improve walkable access to services and commerce [Land Use & Community Character Goal # 4]*

The proposed project will infill the final piece of the puzzle in the Woodcliff Mixed Use Development, adding a different type of housing options to the existing single-family, townhouse, and hotel/spa currently located there.

- (5) *Provide safe connections between park and recreational spaces in the Town through the development of a network of trails, corridors and paths [Quality of Life & Healthy Living Goal # 3].*

We are proposing to provide access to the existing Crescent Trail that runs along the northern border of the property.

- (6) *Embrace the development of local renewable energy sources and alternative energy systems within the Town [Environmental Sustainability Goal # 4].*

If feasible, the project will employ roof-top solar panels to provide electricity to its residents. Green infrastructure practices will be employed to manage stormwater.

## V. REQUESTED AREA/DESIGN STANDARDS

STANDARD	REQUESTED
Front Setback (to Route 96)	60'
West Side Setback (to 370 Woodcliff Drive)	30'
Rear Setback (to Crescent Trail)	30'
East Side Setback (to vacant, wooded lots owned by Town of Perinton)	30'
Parking Spaces	372
Total Lot Coverage	46%
Building Height	48' with intermittent mezzanine levels up to 58'



## VI. CONCLUSION

In accordance with Town Code § 208-52(E)(1)(a)[3], we respectfully request that the Town Board accept this application and schedule the matter for a public hearing, after which the application shall be referred to the Planning Board for review and recommendation, as well as to the Monroe County Planning Board for its review.

We are of course happy to provide the Town Board and Town Staff with any additional information that may be required. Please feel free to contact us via phone or email if you have any questions, or if you would like to set up a time to take a tour of one of our other properties.

Christopher DiMarzo  
President



Chris Nadler  
General Counsel



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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: 390 Woodcliff Drive		
Project Location (describe, and attach a general location map): 390 Woodcliff Drive, Perinton, NY (T.A. #193.02-03-10.112)		
Brief Description of Proposed Action (include purpose or need): Proposed re-zoning of 9.42 acres from ID-Industrial Zoning to PDD-Planned Development District to allow for a proposed development of four (4) apartment buildings, totaling 246 units. Improvements will include access, parking, pedestrian circulation, stormwater management, and landscaping/lighting improvements.		
Name of Applicant/Sponsor: Woodmark Associates LLC	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 301 Exchange Boulevard, Suite 200		
City/PO: Rochester	State: New York	Zip Code: 14608
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:



## B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Perinton Town Board-Re-zoning	April 2022
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Perinton Planning Board-Site Plan Approval	Summer/Fall 2022
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	MCWA-Watermain, MCPW-Sanitary, MCHD-Water & Sewer, MCPD-County Planning Referral	Summer/Fall 2022
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT-Highway Work Permits, NYS DEC-SWPPP	Summer/Fall 2022
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

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

### C.3. Zoning

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

ID-Industrial

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

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? PDD-Planned Development District

### C.4. Existing community services.

a. In what school district is the project site located? Victor Central School District

b. What police or other public protection forces serve the project site?

Monroe County Sheriff's Office

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

Bushnell's Basin Fire Department, Perinton Ambulance

d. What parks serve the project site?

Powder Mills Park, Kreag Road Park

### D. Project Details

#### D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 9.42 acres

b. Total acreage to be physically disturbed? 9.42 acres

c. Total acreage (project site and any contiguous properties) owned  
or controlled by the applicant or project sponsor? 9.42 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: +/-24 months

ii. If Yes:

• Total number of phases anticipated

• Anticipated commencement date of phase 1 (including demolition) month year

• Anticipated completion date of final phase month year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:



f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	246
At completion	_____	_____	_____	246
of all phases	_____	_____	_____	246

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: Stormwater management.	
ii. If a water impoundment, the principal source of the water: <span style="float: right;"><input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify:</span>	
Stormwater runoff.	
iii. If other than water, identify the type of impounded/contained liquids and their source.	
N/A	
iv. Approximate size of the proposed impoundment. Volume: _____ 0.03 million gallons; surface area: _____ +/-0.2 acres	
v. Dimensions of the proposed dam or impounding structure: _____ +/-5' height; _____ +/-120' length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):	
Underground chambers for stormwater management facility.	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
_____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	
_____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	
_____	

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

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

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

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: +/-49,200 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Monroe County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
Existing watermains will be extended to serve the new buildings.
- Source(s) of supply for the district: Monroe County Water Authority

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: +/-49,200 gallons/day

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

Sanitary wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: VanLare Treatment Plant
- Name of district: Perinton Consolidated Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No



- Do existing sewer lines serve the project site? ☒ Yes ☐ No  
 • Will a line extension within an existing district be necessary to serve the project? ☒ Yes ☐ No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 Proposed sewers to be extended within the development to serve the new buildings. \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

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

If Yes:

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

\_\_\_\_ Square feet or +/-4.5 acres (impervious surface)

Square feet or 9.42 acres (parcel size)

ii. Describe types of new point sources. Surface runoff from buildings, driveways, parking areas, open lawn, and other natural sources.

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

Onsite stormwater management facility and green infrastructure practices.

- If to surface waters, identify receiving water bodies or wetlands: Majority of runoff will be directed to existing storm sewer system and a portion will be conveyed to existing culvert under NYS Route 96 to wetland area.

- Will stormwater runoff flow to adjacent properties? ☒ Yes ☐ No

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

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

If Yes, identify:

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

Delivery and refuse vehicles.

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

None

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

None

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>380</u> Net increase/decrease <u>380</u></p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  <u>New entrance onto NYS Route 96 and connection to existing northwest access.</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 AM - 7:00 PM</u></li> <li>• Saturday: <u>7:00 AM - 7:00 PM</u></li> <li>• Sunday: <u>Const. Site Management Only</u></li> <li>• Holidays: <u>Const. Site Management Only</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Residential Use (24 hrs/day)</u></li> <li>• Saturday: <u>Residential Use (24 hrs/day)</u></li> <li>• Sunday: <u>Residential Use (24 hrs/day)</u></li> <li>• Holidays: <u>Residential Use (24 hrs/day)</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 AM - 7:00 PM</u></li> <li>• Saturday: <u>7:00 AM - 7:00 PM</u></li> <li>• Sunday: <u>Const. Site Management Only</u></li> <li>• Holidays: <u>Const. Site Management Only</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>Residential Use (24 hrs/day)</u></li> <li>• Saturday: <u>Residential Use (24 hrs/day)</u></li> <li>• Sunday: <u>Residential Use (24 hrs/day)</u></li> <li>• Holidays: <u>Residential Use (24 hrs/day)</u></li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Construction associated noise is expected during the construction phases of the project. Post-construction noise levels are expected to be similar to ambient levels.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Onsite parking lot/site area lighting with full cutoff, dark sky compliant LED fixtures, and pedestrian scale lighting near building entrances.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

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

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

If Yes:

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

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

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

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

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

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

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

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

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

a. Existing land uses.

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

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

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

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

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.07	4.50	+4.43
• Forested	4.28	1.50	-2.78
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	5.07	3.42	-1.65
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			



c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No  
i. If Yes, explain: Crescent Trail orange in vicinity of site.

---

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

---

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

---

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

---

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

---

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

---

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

---

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

---

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 76.5 feet

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

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

Dunkirk Silt Loam	33 %
Palmyra Gravelly Fine Sand Loam	44 %
Ontario-Palmyra Arkport Complex	23 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 76.5 feet

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

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: \_\_\_\_\_ +/-58 % of site  
☒ 10-15%: \_\_\_\_\_ +/-24 % of site  
☒ 15% or greater: \_\_\_\_\_ +/-18 % of site

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

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h. Surface water features.

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

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

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

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

- Streams: Name 846-99 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name NYS Wetland Approximate Size 20.2
- Wetland No. (if regulated by DEC) PN-3

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

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No  
If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Variety of bird species</td> <td style="width: 33%; border-bottom: 1px solid black;">Small mammals</td> <td style="width: 33%; border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">White tail deer</td> <td style="border-bottom: 1px solid black;">Woodchucks</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>		Variety of bird species	Small mammals		White tail deer	Woodchucks	
Variety of bird species	Small mammals						
White tail deer	Woodchucks						
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>							
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							







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



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



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



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

Agency Use Only [If applicable]  
 Project : \_\_\_\_\_  
 Date : \_\_\_\_\_

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

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

**Tips for completing Part 2:**

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

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

**2. Impact on Geological Features**

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

☒ NO☐ YES

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

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

**3. Impacts on Surface Water**

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

☐ NO☒ YES

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

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

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

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



g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

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

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>



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

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

#### 16. Impact on Human Health

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

☒ NO

☐ YES

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

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



<b>17. Consistency with Community Plans</b> The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>18. Consistency with Community Character</b> The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

**Reasons Supporting This Determination:**

To complete this section:

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

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

SEQR Status: ☒ Type 1 ☐ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information

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

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

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

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

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

Name of Action: 390 Woodcliff Drive

Name of Lead Agency: Town of Perinton Town Board

Name of Responsible Officer in Lead Agency: Ciaran Hanna

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date: 4/26/22

**For Further Information:**

Contact Person:

Address: 1350 Turk Hill Road, Fairport, NY 14450

Telephone Number: 585-223-0770

E-mail:

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

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

Other involved agencies (if any)

Applicant (if any)

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

## MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT.

Receipt # 2992947

Book Page D 12627 0090

## Return To:

CHICAGO TITLE ROCHESTER- 44 EXCHANGE BLVD 1ST  
FLR NY 14614  
44 EXCHANGE BLVD, 1ST FLOOR  
ROCHESTER, NY 14614

No. Pages: 4

Instrument: DEED OTHER

Control #: 202202180028

Ref #: TT0000013583

Date: 02/18/2022

WOODCLIFF ASSOCIATES, LLC,

Time: 9:07:07 AM

WOODMARK ASSOCIATES LLC,

Recording Fee	\$26.00	
Pages Fee	\$15.00	
State Fee Cultural Education	\$14.25	
State Fee Records	\$4.75	Employee: XC
Management		
TP-584 Form Fee	\$5.00	
RP-5217 County Fee	\$9.00	
RP5217 State Equal Addit Fee	\$241.00	
Total Fees Paid:	\$315.00	

State of New York

MONROE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 317-a(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

Consideration: \$1.00

JAMIE ROMEO

MONROE COUNTY CLERK





**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 17 day of February, 2022

**BETWEEN**

**WOODCLIFF ASSOCIATES, LLC**  
5845 Widewaters Parkway, Suite 100  
East Syracuse, New York 13057

grantor, and

**WOODMARK ASSOCIATES LLC**  
5845 Widewaters Parkway, Suite 100  
East Syracuse, New York 13057

grantee,

**WITNESSETH**, that the grantor, in consideration of One and 00/100 Dollars (\$1.00), lawful money of the United States, paid by the grantee, does hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, set forth in

**See Schedule A attached hereto and incorporated herein by reference**

Being the same premises conveyed to the grantor by Skywood Properties Company, LLC pursuant to that certain Bargain and Sale Deed filed in the Monroe County Clerk's Office in Book of Deeds 9901, Page 529.

**TOGETHER** with all right, title and interest, if any, of the grantor in and to any streets and roads abutting the above-described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the grantor in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heir or successors and assigns of the grantee forever.

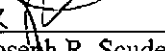
**AND** grantor covenants that the grantor has not done or suffered anything whereby the said premises have been hereby encumbered in any way whatever.

**AND** the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using an part of the total of the same for any other purpose.

The words "grantor/grantee" shall be construed as if it read "grantors/grantees" whenever the sense of this indenture so requires.

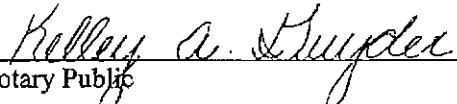
IN WITNESS WHEREOF, the grantor and grantee have duly executed this deed the day and year first above written.

**GRANTOR:**  
**WOODCLIFF ASSOCIATES, LLC**, a New  
York limited liability company

By:   
Joseph R. Scuderi, Authorized Person

STATE OF NEW YORK        }  
                                  SS.:  
COUNTY OF ONONDAGA    }

On the 14<sup>th</sup> day of February in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared **Joseph R. Scuderi**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public  
KELLEY A. GWYDER  
Notary Public, State of New York  
No. 01GU6118227  
Qualified in Onondaga County  
Commission Expires November 1, 2024

**SCHEDULE A**

**ALL THAT TRACT OR PARCEL OF LAND** situated in the Town of Perinton, County of Monroe, State of New York, being part of Town Lot 49, Township 12, Range 4 of the Phelps Gorham Purchase, being more particularly described as follows:

**BEGINNING** at the southeast corner of the Bristol View Section 3 Subdivision (Liber 292 of Maps, Page 66); said point being on the northwesterly line of lands now or formerly of Richard Oakleaf, et al, thence,

South 53 degrees 25'-26" West, on said northwesterly line a distance of 256.50 feet to a 5/8" rebar at the northeasterly corner of land to be dedicated to the Town of Perinton, thence,

South 60 degrees 56'-09" West, continuing along the westerly line of said lands to the Town of Perinton, a distance of 406.31 feet to a point, thence,

South 42 degrees 04'-23" West, continuing along said westerly line, a distance of 197.98 feet to a point on the northerly right of way line of New York State Route 96 (Variable Width); thence, the following three (3) courses and distances on said northerly right of way line:

- 1) North 67 degrees 53'-49" West, a distance of 289.53 feet to a 5/8" rebar, thence,
- 2) North 40 degrees 01'-56" West, a distance of 107.62 feet to a point, thence,
- 3) North 72 degrees 10'-35" West, a distance of 2.03 feet to a point on the division line between Lot 6 and Lot 7 as shown on the subdivision map described in the penultimate paragraph hereof, thence, the following three (3) courses and distances on said division line:

- 1) North 17 degrees 33'-27" East, a distance of 219.76 feet to a point, thence,
- 2) South 72 degrees 26'-33" East, a distance of 15.02 feet to a point, thence,
- 3) North 17 degrees 33'-27" East, a distance of 382.90 feet to a point on the southerly line of Woodcliff Lot 3.3 (Liber 242 of Maps, Page 34), thence,

South 72 degrees 26'-38" East, continuing on the southerly line of said Lot 3.3, Bristol View Section 2 (Liber 288 of Maps, Page 72), and said Bristol View Section 3, a distance of 877.97 feet to the Point of Beginning.

Said parcel is shown as Lot 7 on a Subdivision Map entitled "Woodcliff Office Building 6 & 7", prepared by Bergmann Associates (Project Number 4514), which was filed in the Monroe County Clerk's Office on August 13, 2001 in Liber 309 of Maps at Page 43.

Together with all of the rights, benefits, covenants, easements, terms and conditions set forth in that certain Declaration of Reciprocal Easement, Maintenance and Use Agreement dated as of September 6, 2002 made by Skywood Properties Company, LLC and recorded September 17, 2002 in the Monroe County Clerk's Office in Liber 9678 of Deeds at Page 112.

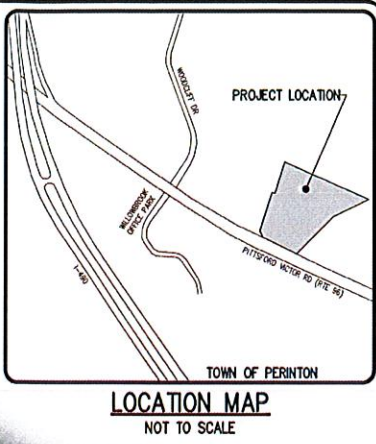
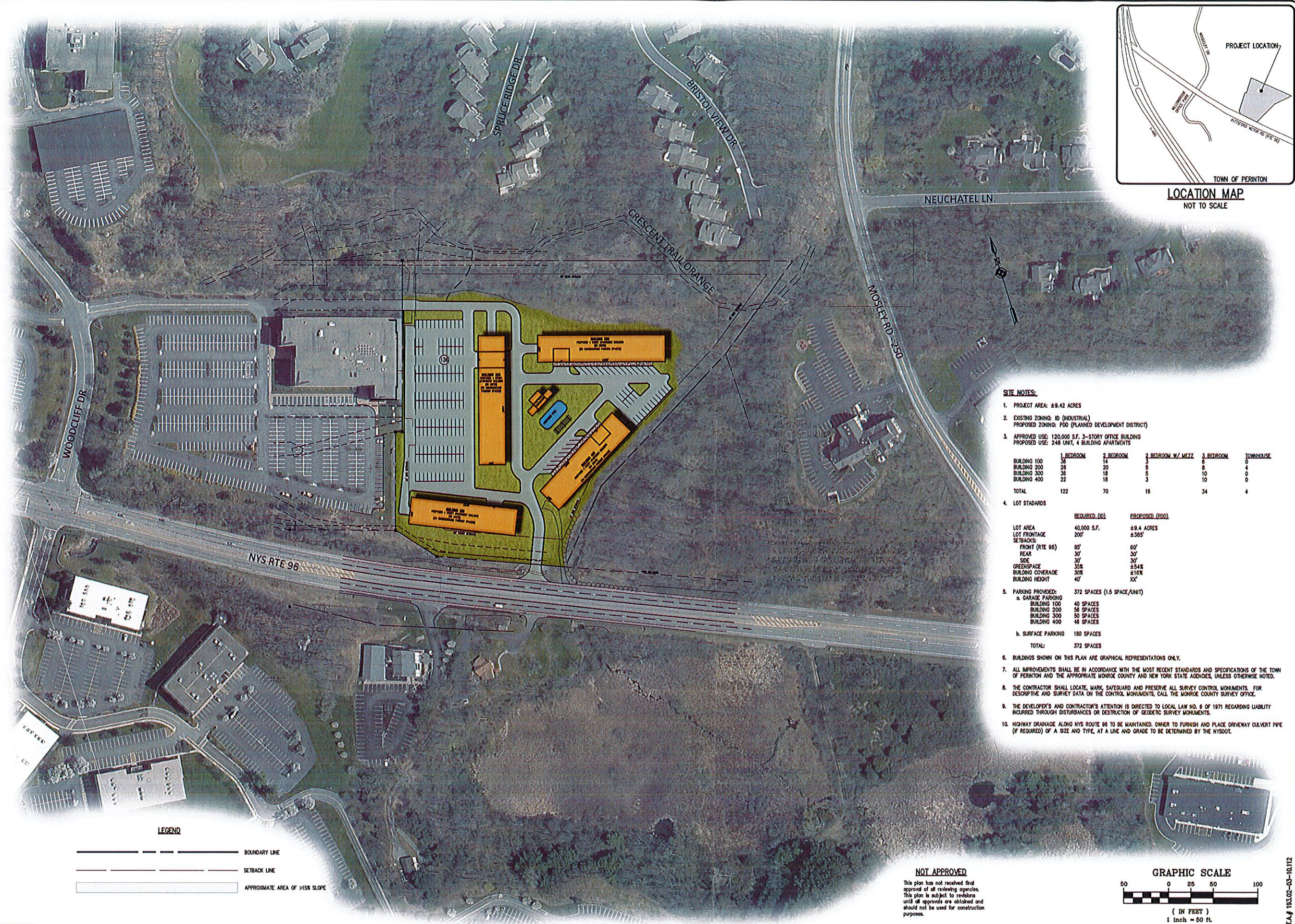
Tax Acc: 193.02-3-10.112

Property Address: 390 woodcliff Drive, Perinton NY 14450

Mailing Address: 5845 wide waters PKwy, Ste 100, East Syracuse NY 13057



P:\2837 Drawings\Final\2837 Rendering 4-18-22.dwg



**SITE NOTES:**

- PROJECT AREA: ±9.42 ACRES
- EXISTING ZONING: ID (INDUSTRIAL)  
PROPOSED ZONING: P00 (PLANNED DEVELOPMENT DISTRICT)
- APPROVED USE: 120,000 S.F., 3-STORY OFFICE BUILDING  
PROPOSED USE: 248 UNIT, 4 BUILDING APARTMENTS

	1 BEDROOM	2 BEDROOM	2 BEDROOM W/ MEZZ	3 BEDROOM	TOWNHOUSE
BUILDING 100	36	14	1	6	0
BUILDING 200	28	20	8	4	0
BUILDING 300	36	18	3	10	0
BUILDING 400	22	18	3	10	0
TOTAL	122	70	16	34	4

- LOT STANDARDS

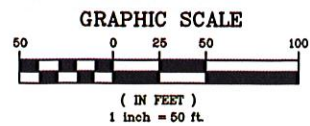
	REQUIRED (ID)	PROPOSED (P00)
LOT AREA	40,000 S.F.	±9.4 ACRES
LOT FRONTAGE	200'	±385'
SETBACKS:		
FRONT (RTE 96)	85'	60'
REAR	30'	30'
SIDE	30'	30'
GREENSPACE	35%	±54%
BUILDING COVERAGE	30%	±16%
BUILDING HEIGHT	40'	XX'

- PARKING PROVIDED: 372 SPACES (1.5 SPACE/UNIT)

	SPACES
a. GARAGE PARKING	
BUILDING 100	40 SPACES
BUILDING 200	56 SPACES
BUILDING 300	50 SPACES
BUILDING 400	46 SPACES
b. SURFACE PARKING	180 SPACES
TOTAL	372 SPACES

- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 8 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- HIGHWAY DRAINAGE ALONG NYS ROUTE 96 TO BE MAINTAINED. OWNER TO FURNISH AND PLACE DRIVEWAY CULVERT PIPE (IF REQUIRED) OF A SIZE AND TYPE, AT A LINE AND GRADE TO BE DETERMINED BY THE NYSDOT.

**NOT APPROVED**  
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.



Drawing Attention  
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing.  
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any plan in any way if an item bearing the seal of an engineer or land surveyor is altered. The altering engineer or land surveyor shall affix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration."

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		

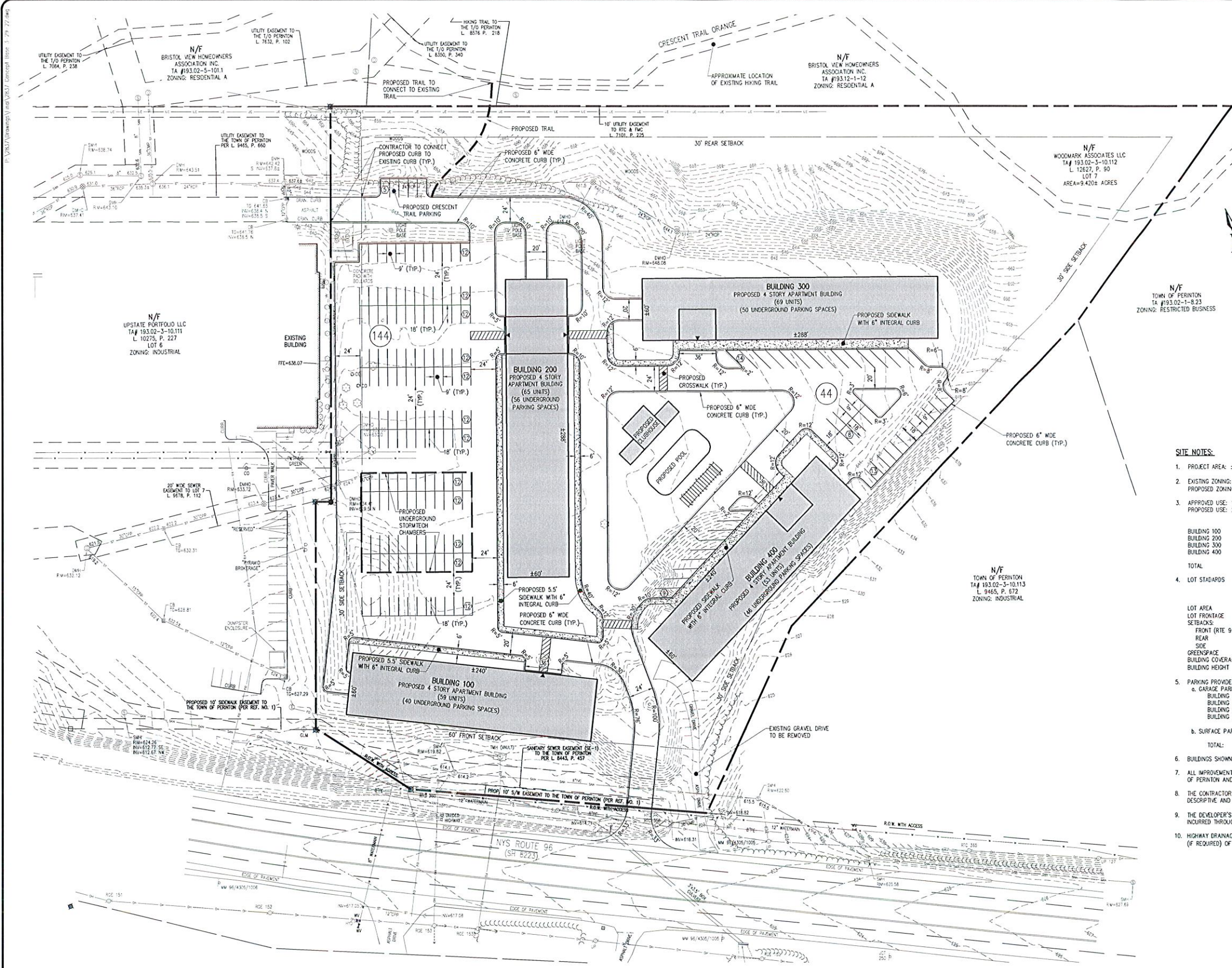
**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
150 LIT BRIDGE LANE EAST  
ROCHESTER, NEW YORK 14609  
PHONE 585-377-7940  
FAX 585-377-7399  
WWW.BMEPC.COM

**390 WOODCLIFF APARTMENTS**  
TOWN OF PERINTON, MONROE COUNTY, NEW YORK

PROJECT: 390 WOODCLIFF APARTMENTS  
LOCATION: TOWN OF PERINTON, MONROE COUNTY, NEW YORK  
CLIENT: MARK BY ENTERPRISES, 300 EXCHANGE BLVD, ROCHESTER, NY 14609  
DRAWING TITLE: RENDERING

PROJECT MANAGER: P. VARS  
PROJECT ENGINEER: M. BOGOJEVSKI  
DRAWN BY: J. BASILE  
SCALE: 1" = 100'  
DATE ISSUED: APRIL 13, 2022  
PROJECT NO.: 2837  
DRAWING NO.: 2837





SITE NOTES:

- PROJECT AREA: ±9.42 ACRES
- EXISTING ZONING: ID (INDUSTRIAL)  
PROPOSED ZONING: PDD (PLANNED DEVELOPMENT DISTRICT)
- APPROVED USE: 120,000 S.F., 3-STORY OFFICE BUILDING  
PROPOSED USE: 246 UNIT, 4 BUILDING APARTMENTS

	1 BEDROOM	2 BEDROOM	2 BEDROOM W/ METZ	3 BEDROOM	TOWNHOUSE
BUILDING 100	36	14	5	6	0
BUILDING 200	28	20	5	8	4
BUILDING 300	36	18	5	10	0
BUILDING 400	22	18	5	10	0
TOTAL	122	70	16	34	4

- LOT STADARDS

	REQUIRED (ID)	PROPOSED (PDD)
LOT AREA	40,000 S.F.	±9.4 ACRES
LOT FRONTAGE	200'	±385'
SETBACKS:		
FRONT (RTE 96)	85'	60'
REAR	30'	30'
SIDE	30'	30'
GREENSPACE	35%	±54%
BUILDING COVERAGE	30%	±16%
BUILDING HEIGHT	40'	±55' (4-1/2 STORES)

- PARKING PROVIDED:
  - a. GARAGE PARKING
    - BUILDING 100: 40 SPACES
    - BUILDING 200: 56 SPACES
    - BUILDING 300: 50 SPACES
    - BUILDING 400: 46 SPACES
  - b. SURFACE PARKING: 188 SPACES (NOT INCLUDING 5 CRESCENT TRAIL SPACES)TOTAL: 380 SPACES
- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY SURVEY OFFICE.
- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
- HIGHWAY DRAINAGE ALONG NYS ROUTE 96 TO BE MAINTAINED. OWNER TO FURNISH AND PLACE DRIVEWAY CULVERT PIPE (IF REQUIRED) OF A SIZE AND TYPE, AT A LINE AND GRADE TO BE DETERMINED BY THE NYSDOT.

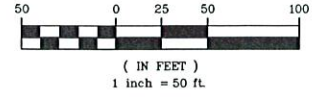
LEGEND

- BOUNDARY LINE
- SETBACK LINE

NOT APPROVED

This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

GRAPHIC SCALE

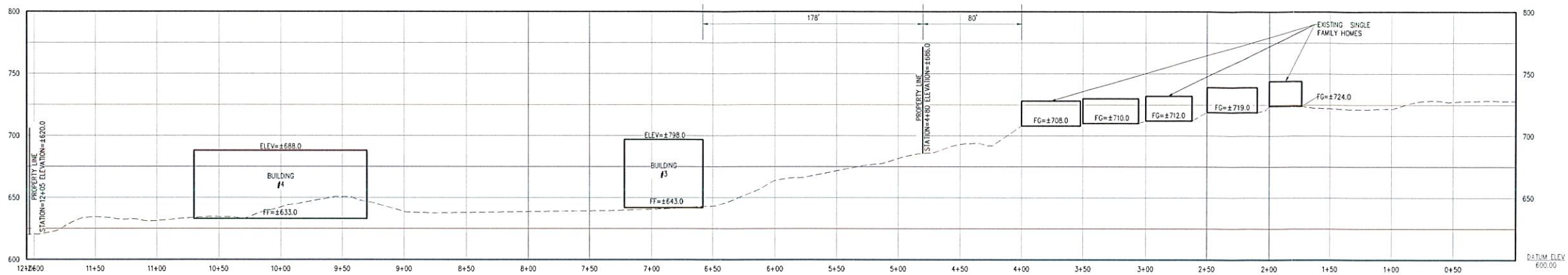


**BME ASSOCIATES**  
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10 LIFT HUBBARD LANE EAST  
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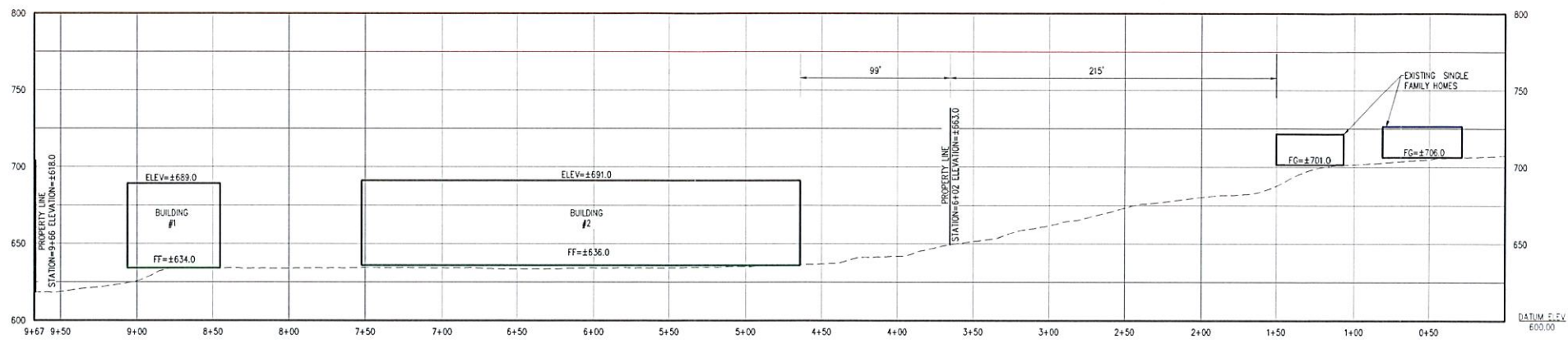
**390 WOODCLIFF APARTMENTS**  
TOWN OF PERINTON, MONROE COUNTY, NEW YORK  
WOODMARK ASSOCIATES, LLC  
301 EXCHANGE BOULEVARD, SUITE 200  
ROCHESTER, NEW YORK 14608  
**CONCEPT SITE PLAN**

PROJECT MANAGER	DATE
P. VAPS	
PROJECT ENGINEER	DATE
M. BOSQUEVSKI	
DRAWN BY	DATE
J. BASILE	
SCALE	DATE ISSUED
1" = 50'	APRIL 18, 2022
PROJECT NO.	
	2837
DRAWING NO.	
	SK-1

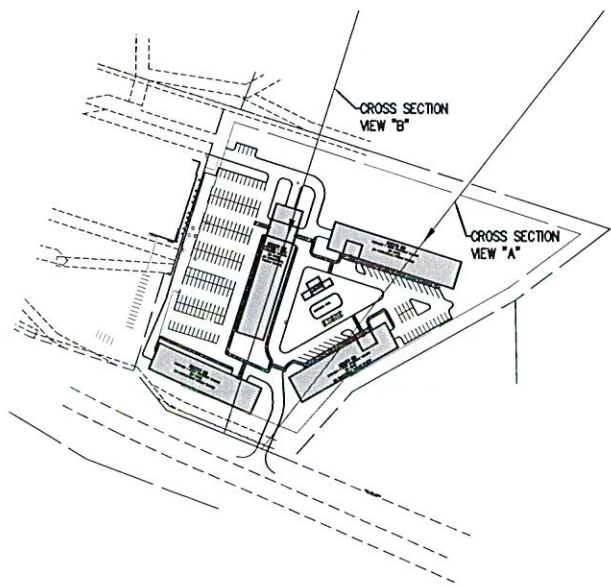




CROSS SECTION "A"  
SCALE = 1"=50'



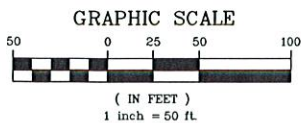
CROSS SECTION "B"  
SCALE = 1"=50'



AERIAL VIEW  
SCALE = 1"=200'

NOT APPROVED

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Drawing Alteration  
The following is an exception to the  
New York State Education Law Article  
142 Section 7209 and applies to this  
drawing:  
It is a violation of this law for any  
person, unless he is acting under the  
direction of a licensed professional  
engineer or land surveyor to alter any  
item in any way if an item bearing the  
seal of an engineer or land surveyor is  
altered. The altering engineer or land  
surveyor shall affix to the item his seal  
and the notation "Altered by" followed  
by his signature and the date of such  
alteration, and a specific description  
of the alteration."

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
10111 BRIDGE PLANE EAST  
FAIRPORT, NEW YORK 14450  
WWW.BMEPCOM  
PHONE 516-577-7360  
FAX 516-577-7369

390 WOODCLIFF APARTMENTS  
TOWN OF PEBODIM, MONROE COUNTY, NEW YORK

PROJECT  
LOCATION  
CLIENT

PROJECT MANAGER  
P. VARS  
PROJECT ENGINEER  
M. BOGOSJEVSKI

DRAWN BY  
V. SCHLAGETER

SCALE  
1" = 50'

DATE ISSUED  
APRIL 1, 2022

PROJECT NO.

2837

DRAWING NO.  
SK-2

CONCEPT CROSS SECTIONS





RENDERING





# BACKGROUND & SUMMARY Of MARK IV ENTERPRISES *2022 & Beyond*

The DiMarzo Family's success as one of Rochester, New York's leading builders and developers is deeply rooted in their sensitivity to the needs of the marketplace and the ability to translate these needs into successful development projects that have made significant contributions to their customers and the communities in which they have been built.

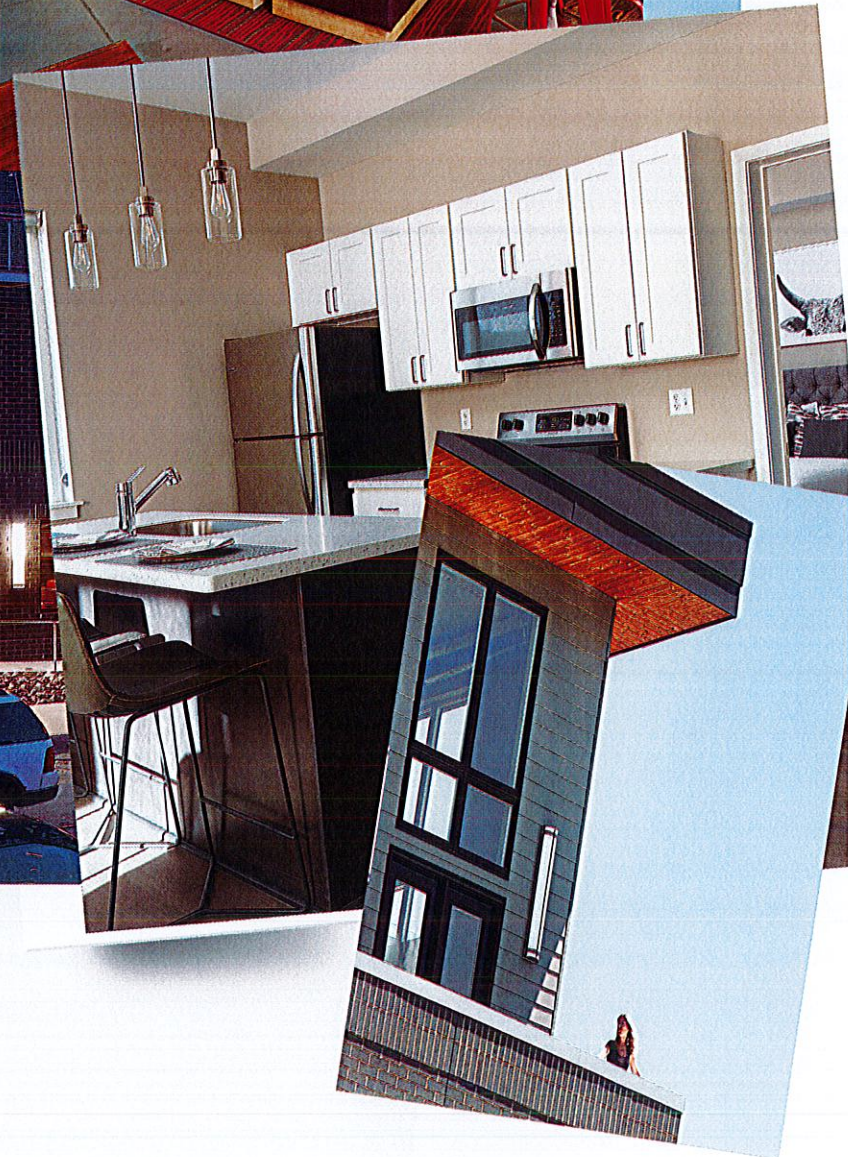
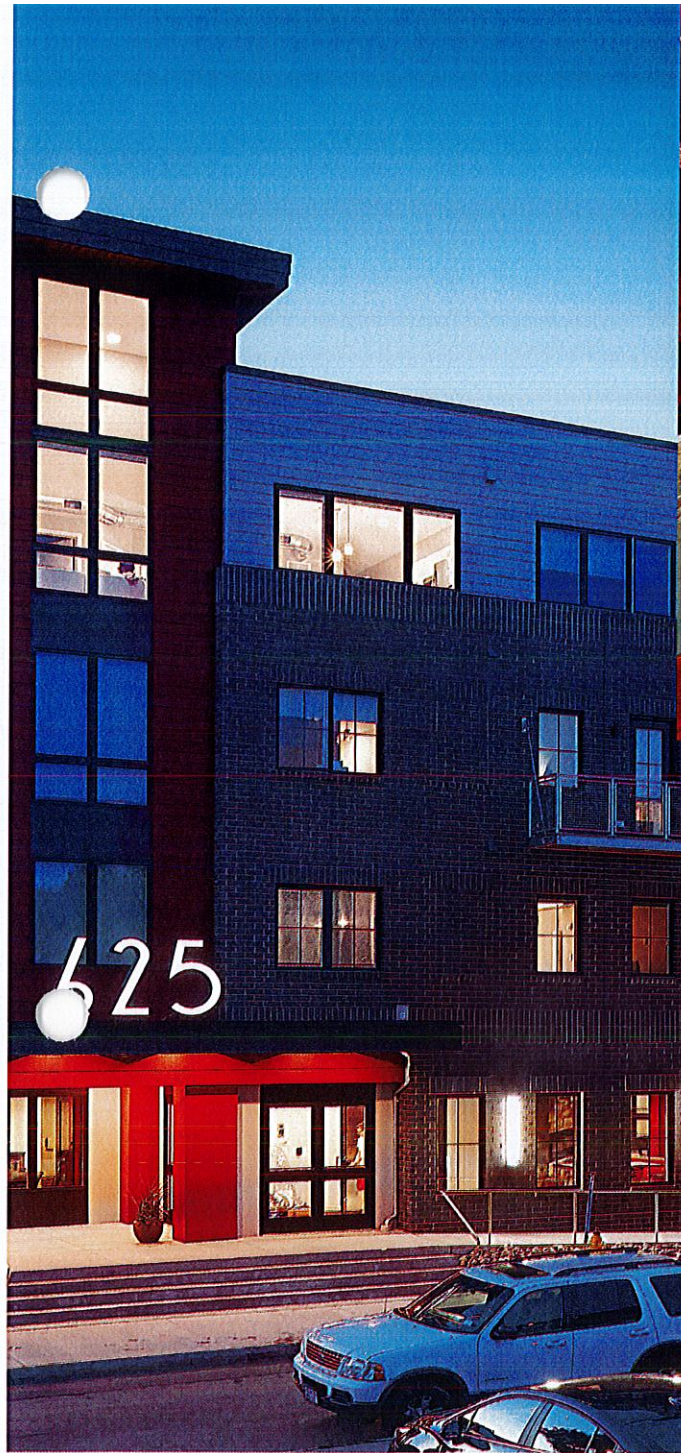
Starting in 1967 as a family business, Mark IV along with its associated entities have dominated certain segments of the Rochester development market. For over five decades, Mark IV has consistently been the largest locally based homebuilder, real estate developer, and property manager in the region.

The organization has developed and constructed over 2400 luxury residential rental apartments and town homes and over 2500 senior living units within the Legacy Independent Living brand with 10 communities in the greater Rochester, New York market area with and over 98% retention in its portfolio. We have built own and operate over 1,000,000 square feet of commercial and light industrial space in town. These developments meet the needs of the individuals and families across the region. Through 2022, these communities and buildings account for over a Seven Hundred Million in property value.

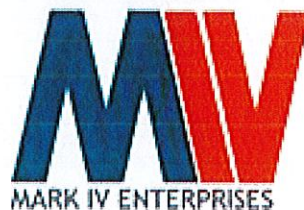
## ***More Than Just a Construction Company!***

Development, Property Management, Customer Service, Hospitality, and more have become a part of the everyday operation. Over the past decade, the team decided to create a new identity as *Mark IV Enterprises* which is figuratively comprised of Multifamily Housing, including Townhomes and Apartments; Commercial Properties, including Office Parks, Shopping Centers and more; Senior Hospitality under the Legacy brand name; Land Development and much more.





625 South  
Goodman Street  
Rochester NY



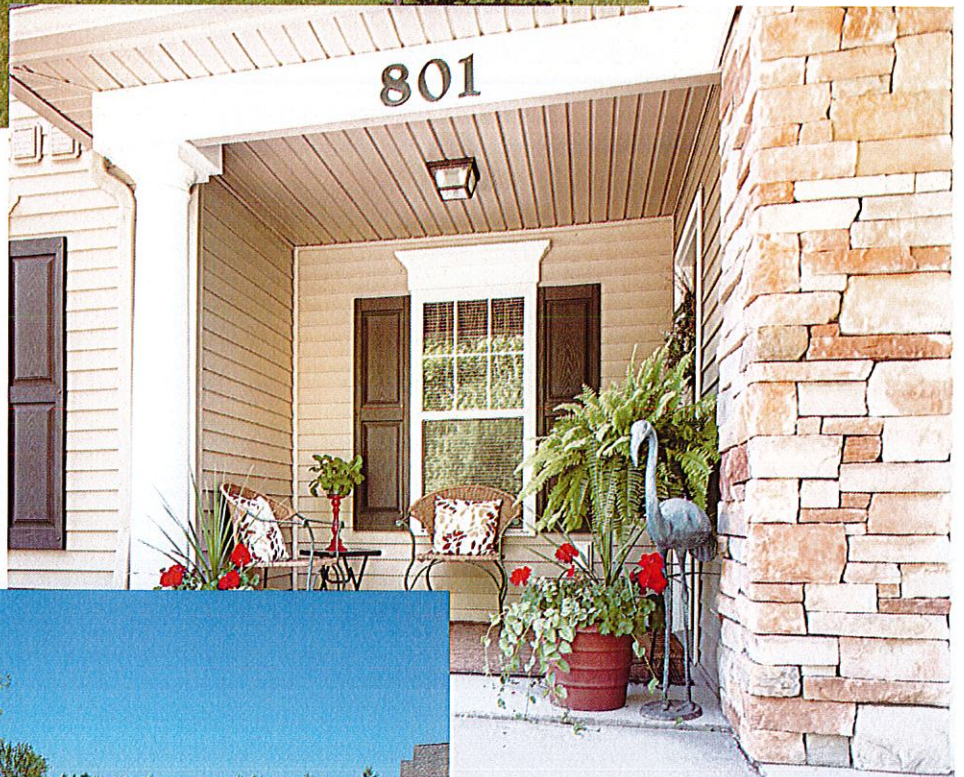
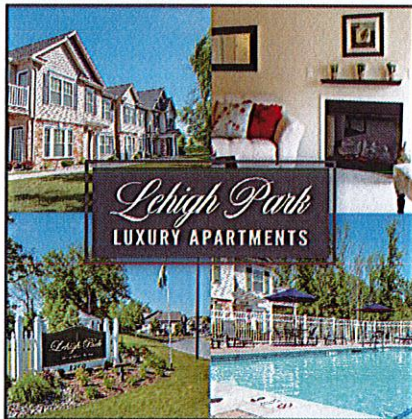




 CORN HILL  
LANDING











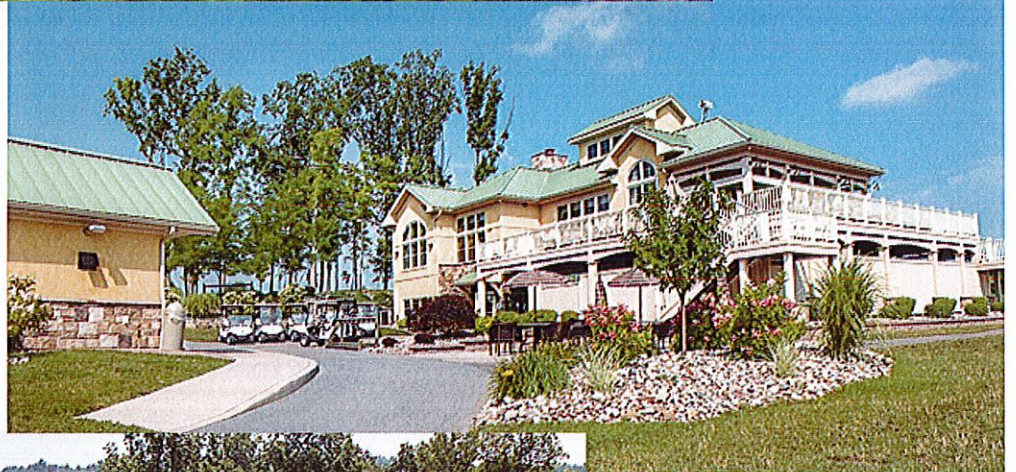
*300 Alexander*  
EAST END LUXURY RESIDENCES







Champion Hills  
Country Club











 *Legacy*  
at Maiden Park







 *Legacy*  
at Park Crescent

