



June 12, 2026

Ms. Lori Stid
Director of Volunteer Boards
1350 Turk Hill Rd
Fairport, NY 14450

Re: Preliminary/Final Site Plan Approval
The Place at WillowBrook
1407 & 1451 Pittsford Victor Rd (NY 96)
Town of Perinton, Monroe County, State of New York

Dear Lori,

On behalf of our client, WB OP LLC, we are pleased to submit plans and related materials for the above-referenced project for your review, and request that this application be placed on the agenda for the Planning Board meeting of July 15, 2026, for Preliminary/Final Site Plan Approval.

WB OP LLC is proposing to construct a 5-story, 95-unit, multi-family development called The Place at WillowBrook within the existing WillowBrook Office Park in the Town of Perinton. WillowBrook Office Park is located at 1407 & 1451 Pittsford Victor Rd (NY 96), which consists of 6 existing buildings and two vacant development parcels.

WB OP LLC is the property owner for parcels 193.02-1-18.3/A, 193.02-1-18.3/B, 193.02-1-18.3/C, 193.02-1-18.3/D, 193.02-1-18.3/E as well as the adjacent vacant parcel 193.02-1-19 located at 1407 Pittsford Victor Rd, originally contemplated as Building 150, but never developed. The proposed project includes improvements to 1407 and 1451 [Buildings 100 (Lot A), 200 (Lot B), 400 (Lot D), respectively] and Pittsford Victor Rd, altogether comprising a 12.02± acre portion of the overall park.

The proposed building will be a mix of 1- and 2-bedroom units and will be constructed on the 1407 and 1451 (TM# 193.02-1-18.3/B) Pittsford Victor Rd parcels. Development will include a dedicated 89-space underground parking garage and an additional 25 surface parking spaces for guests and temporary parking. The project proposes a total of 330 parking spaces to service existing Buildings 100, 200, 400 and the new multi-family development.

The existing signalized access point from Pittsford Victor Rd (will remain). A new secondary access point will be constructed from Pittsford Victor Rd with right in/right out only on the 1407 Pittsford Victor Rd parcel. The driveway from the new point of access includes a stream crossing.

Going the distance for you.

Preliminary/Final Site Plan Approval

The Place at WillowBrook

1407 & 1451 Pittsford Victor Rd, Town of Perinton

6/12/26

The existing Building 200 office entrance will be relocated to the east side of the building for office tenants, and the remainder of Building 200 will orient to the residential building and include a rental office and other amenities. The parking lot to the east of Building 200 (currently servicing Building 400) will be modified to accommodate the new Building 200 entrance. Included in the project are outdoor amenity spaces with walking trails, pickleball court, playground area, and various other outdoor activities. New signage will be installed at the existing entrance of Pittsford Victor Rd, and new landscaping and lighting will be installed as detailed on the plans.

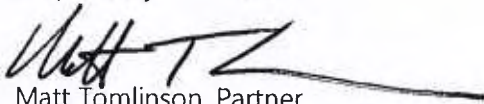
A new 6" sanitary sewer lateral will connect to the existing 8" sanitary sewer main owner and operated by the Town of Perinton. A new 6" combined fire and domestic water service will connect to the existing private combined 8" water service. Stormwater management practices will be installed for compliance with NYSDEC SWPPP regulations.

Enclosed is the following information to aid in your review:

- 15 copies of this Letter of Intent
- 15 copies of the Preliminary/Final Application
- 15 copies of the Full EAF
- 15 copies of the Deed(s)
- 5 copies of the SWPPP
- 5 copies of the Engineers/Traffic Report
- 15 copies of the Checklist
- 15 copies of the Architectural Elevations (11x17)
- 15 copies of the Preliminary/Final Site Plans (full size)

We look forward to presenting this project to the Planning Board. In the meantime, if you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Matt Tomlinson, Partner

MARATHON ENGINEERING

cc: Dave Christa/Ian Denaro – WB OP LLC

Steve Cullum, AIA – Hanlon Architects

Bill Price – WM Price Design

PLANNING BOARD APPLICATION

To: Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450
(585) 223-0770

Please note that members of Town staff and reviewing Board members may visit your property to review your request. Please review Perinton Town Code requirements at:
<http://www.perinton.org/codes/>

PROJECT NAME The Place at WillowBrook

Location 1407, 1451 (Buildings 100, 200, 400) Pittsford Victor Rd Perinton NY 14564

APPLICANT Dave Christa, WB OP LLC

Phone [REDACTED] mailing address 64 Commercial St, Ste 401

City Rochester Zip 14614 Fax [REDACTED] e-mail [REDACTED]

OWNER SAME

Phone [REDACTED] mailing address [REDACTED]

City [REDACTED] Zip [REDACTED] Fax [REDACTED] e-mail [REDACTED]

Person appearing at public hearing for application Matt Tomlinson

Phone [REDACTED] mailing address 39 Cascade Drive

City Rochester Zip 14612 Fax [REDACTED] e-mail [REDACTED]

REASON FOR APPEARING
Subdivision Approval: ☐ Concept ☐ Preliminary ☐ Final

Site Plan Approval: ☒ Preliminary ☒ Final FEE \$500 SQ.FT. 110,000

Change of Use From [REDACTED] to [REDACTED]

TYPE OF PROJECT Mixed Use

Is this parcel in a flood plain? No Conservation Easement? No

Size of parcel in acreage 12.02 Tax Account Number(s) see below

Present Zoning RB - Restricted Business

✓ Dave Christa 6/11/26
Applicant Signature - sign & print name

Owner Signature (if other than applicant) - sign & print name

PRELIMINARY SITE PLAN REVIEW

PROJECT NAME The Place at WillowBrook

This CHECKLIST is for use by the applicant as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

If the applicant is proposing a new project of a sizeable nature or a significant change to a current project, it may be to their best interest to appear before the Board for an informal discussion prior to preparing the detailed plans as required below.

If variances will be required from the Zoning Board of Appeals, the applicant should first appear before the Planning Board on an informal basis to obtain a recommendation to the Zoning Board of Appeals. This should help to minimize any future conflicts later on.

This proposal may be required to be reviewed by Monroe County, pursuant to Section 239m of the General Municipal Law. The appropriate referral form may be obtained from the Town of Perinton Planning Board Secretary.

1. Area map of applicant's entire holding, showing subdivisions, streets and easements within 100 feet of applicant's property. Adjacent land use including buildings, pavement, landscaping, topography, ownership and zoning should also be shown.

☒ Shown ☐ N/A

2. Topographic Map with 5 feet elevation contours if grades exceed 3% or susceptibility to erosion, flooding or ponding. Otherwise, contours and spot elevations at 1 or 2-foot intervals should be shown.

☒ Shown ☐ N/A

3. Also to include:

- | | | |
|---|---|---|
| a. Title of drawing | ☒ Shown | ☐ N/A |
| b. Name and address | ☒ Shown | ☐ N/A |
| c. North point, scale and date | ☒ Shown | ☐ N/A |
| d. Boundaries of the property, plotted to scale | ☒ Shown | ☐ N/A |
| e. Existing watercourses, Town LDD limits and State Wetland with buffer area must be shown | ☒ Shown | ☐ N/A |
| f. Proposed use and height of all buildings | ☒ Shown | ☐ N/A |
| g. Show parking and truck loading areas, provide breakdown as per square foot uses in the building to meet parking ordinance. | ☒ Shown | ☐ N/A |
| h. Show access and egress drives | ☒ Shown | ☐ N/A |
| i. Location of all outdoor storage | ☒ Shown | ☒ N/A |

4. Show existing and/or proposed site improvements:

- | | | |
|----------------------|---|------------------------------|
| a. Sidewalk easement | ☒ Shown | ☐ N/A |
| b. Sidewalk | ☒ Shown | ☐ N/A |
| c. Drains | ☒ Shown | ☐ N/A |
| d. Culverts | ☒ Shown | ☐ N/A |

- | | | |
|--|---|---|
| e. Retaining walls and fences | ☒ Shown | ☐ N/A |
| f. Storm water drainage | ☒ Shown | ☐ N/A |
| g. Sanitary sewage | ☒ Shown | ☐ N/A |
| h. Size and location of all signs | ☒ Shown | ☐ N/A |
| i. Buffer areas | ☒ Shown | ☐ N/A |
| j. Design and location of lighting facilities | ☒ Shown | ☐ N/A |
| k. Show building area for retail sales | ☐ Shown | ☒ N/A |
| l. Curbs | ☒ Shown | ☐ N/A |
| 5. Landscape plan shall be included | ☒ Shown | ☐ N/A |
| 6. Erosion control plan shall be included | ☒ Shown | ☐ N/A |
| 7. Conservation Easement | ☐ Shown | ☒ N/A |
| 8. Limited Development District, areas indicated | ☐ Shown | ☒ N/A |

SITE PLAN MAPS

Special attention should be given to the following items, as they are more often excluded from the site plan. Section 208-53B(3) requires these items to be part of the approval process but does not limit consideration to just these items. If an applicant is looking to expedite an application, it is most important that these details are shown on the site plan. Exclusion results in time and money loss with dissatisfied clients.

1. LANDSCAPING - include location, caliber, species, differentiate between existing and proposed. Show planting schedule.
2. LIGHTING – include height of pole, style of fixture, foot-candles, area coverage per fixture and location. Poles shall not exceed 16 feet in height.
3. DUMPSTERS AND REFUSE – location, landscaping, building material enclosure and elevations. Enclosure should be compatible with building.
4. SIGNAGE – location, true colored rendering drawn to scale showing size of sign, size of lettering, type of construction, lighting, structural details when attached to building, elevation drawing of building face to scale. In addition, signage requires a separate application to the Planning Board Sign Committee.
5. SIDEWALKS – location, construction, easements. Check Town Sidewalk Map to verify if required.
6. MECHANICALS – show building or ground mounted locations, show enclosure elevations and construction materials or landscaping to protect from visual pollution on the site and off the side.
7. EROSION CONTROL PLANS

8. LIMITED DEVELOPMENT DISTRICT AREAS – show flooding and ponding, wooded areas, steep slopes subject to erosion, areas where development poses a threat to the public health, safety and welfare of the Town of Perinton.

9. EASEMENTS AND DIMENSION – show and label.

10. VARIANCES OR SPECIAL PERMITS – when granted by the Board of Appeals, indicate on site plan date granted and type of approval.

The above items **DO NOT EXCLUDE** other items as described under Article X Section 208-53 Site Plan Approval.

Review Completed By Rafael Barreto, Marathon Engineering Date 6/12/2026

Map No. _____ Date _____

12/9/2019

FINAL SITE PLAN REVIEW

PROJECT NAME The Place at WillowBrook

This CHECKLIST is for use by the applicant as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

Preliminary Site Plan Approval was granted on _____.
If more than six (6) months has lapsed since Preliminary Approval was granted, the Planning Board and/or the applicant may ask to rehear the Preliminary before proceeding with a Final Site Plan hearing.

1. The Final Plan must contain all information as required under the Preliminary phase.

☒ Shown ☐ N/A

2. The plan shall address all conditions of Preliminary Approval in accordance with the minutes of that approval and any subsequent meetings or discussions.

☒ Shown ☐ N/A

3. All required Zoning Board variances should have been obtained and must be shown in tabular form on the site plan drawing.

☐ Shown ☒ N/A

4. If the project is located on a State or County Highway, the applicant must provide some form of acknowledgement from that agency indicating their acceptance for the proposed site plan.

☒ Shown ☐ N/A

The Final set of plans includes the following sheets:

NYSDOT Driveway Plans

Final Site Plan Approval Expiration Date _____

Final Site Plan Approval expires one year from the date of approval.
Subsequently re-approval from the Planning Board would be required.
Date _____

Review Completed By Rafael Barreto, Marathon Engineering Date 6/12/2026

Map No. _____ Date _____
/2005

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 that 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 following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Place at WillowBrook		
Project Location (describe and attach a general location map): 1407 & 1451 (Buildings 100 (Lot A), 200 (Lot B), 400 (Lot D) respectively) Pittsford Victor Rd (NY 96), Perinton, NY 14564		
Brief Description of Proposed Action (include purpose or need): 1407 and 1451 (Buildings 100 (Lot A), 200 (Lot B), 400 (Lot D), respectively) Pittsford Victor Rd (NY 96), is a 12.02± acre portion of land on the south side of Pittsford Victor Rd (NY 96) approximately 1/4 southeast of I-490. The proposed project is the construction of a 5-story, 95-unit, multi-family development with associated parking. The existing signalized access point from Pittsford Victor Rd (NY 96) will remain. A new secondary access point will be constructed from Pittsford Victor Rd (NYS 96) with right in/right out only on the 1407 Pittsford Victor Rd parcel. The driveway from the new point of access includes a stream crossing. The existing Building 200 office entrance will be relocated to the east side of the building for office tenants; the remainder of Building 200 will orient to the residential building and include a rental office and other amenities. Included in the project are outdoor amenity spaces with walking trails, pickleball court, playground area, and various other outdoor activities. New signage will be installed at the existing entrance of Pittsford Victor Rd, and new landscaping and lighting will be installed as detailed on the plans. A new 6" sanitary sewer lateral will connect to the existing 8" sanitary sewer main owned and operated by the Town of Perinton. A new 6" combined fire and domestic water service will connect to the existing private combined 8" water service. Stormwater management practices will be installed for compliance with NYSDEC SWPPP regulations.		
Name of Applicant/Sponsor: Dave Christa, WB OP LLC		Telephone: 585-924-3050 E-Mail: dchrista@christa.com
Address: 64 Commercial St, Ste 401		
City/PO: Rochester	State: NY	Zip Code: 14614
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 Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board - Site Plan Approval	6/12/2026
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	Conservation Board, Pittsford Central School District	6/19/2026
e. County agencies ☒ Yes ☐ No	Monroe Co Health Dept, Pure Waters, Water Authority, Planning Dept	6/19/2026
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDOT, NYSDEC, Traffic/SWPPP	6/19/2026
h. Federal agencies ☒ Yes ☐ No	USACOE Wetland PErmitt	6/19/2026
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? ☐ Yes ☒ No	
• If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
C.2. Adopted land use plans.	
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?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☒ Yes ☐ 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)?	☒ Yes ☐ 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?	☐ Yes ☒ No
If Yes, identify the plan(s):	

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☒ Yes ☐ No

If Yes, identify the elements of the plan that are relevant to the action:

The comprehensive plan's goals to protect open spaces and natural resources, promote sustainability efforts, and reduce detrimental impacts were all taken into consideration during the site design process.

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?

Restricted Business

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, what is the proposed new zoning for the site?

C.4. Existing community services.

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

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

Monroe County Sheriff

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

Bushnell's Basin Fire Protection District, Perinton Ambulance District

d. What parks serve the project site?

Powder Mills 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)?

Mixed-use residential

b. a. Total acreage of the site of the proposed action? 12.02 acres

b. Total acreage to be physically disturbed? 4.2 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 19.07 acres

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

If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 100 Units: 95 housing 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:

18 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

☒ Yes ☐ No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	<u>95</u>
At completion of all phases	_____	_____	_____	<u>95</u>

g. Does the proposed action include new non-residential construction (including expansions)?

☐ Yes ☒ No

If Yes,

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

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☒ Yes ☐ No

If Yes,

- i. Purpose of the impoundment: Stormwater management (bioretention)
- ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: Stormwater runoff
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 0.5± acres

v. Dimensions of the proposed dam or impounding structure: 4' height; 200' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

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

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials?

☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting?

☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):
 Tributary to Irondequoit Creek, culvert for driveway to be installed under USACOE and NYSDEC permits.

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:
 Installation of a 80-foot long culvert installed to comply with USACOE regulations. 680 square feet of stream bottom within culvert limits.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☒ Yes ☐ No
 If Yes, describe: installation of the culvert

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: 0.02± acres
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): driveway culvert installation
- proposed method of plant removal: excavation
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____
 Install culvert as required by USACOE maintaining natural stream bottom

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: 15,675 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: MCWA
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

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

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

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

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

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

vi. If water supply will be from wells (public or private), 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: 15,675 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: Frank E. VanLare Wastewater 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: _____

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 0.8 acres (impervious surface)

_____ Square feet or 12.02 acres (parcel size)

ii. Describe types of new point sources. _____

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

On-site stormwater management facilities and on-site surface waters

• If to surface waters, identify receiving water bodies or wetlands: _____

Tributary to Irondequoit Creek

• 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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☐ Yes ☐ No
If Yes:
i. Estimate annual electricity demand during operation of the proposed action: _____
ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.
i. During Construction:
• Monday - Friday: 7am-7pm
• Saturday: 7am-7pm
• Sunday: 7am-7pm
• Holidays: 7am-7pm
ii. During Operations:
• Monday - Friday: 24/7
• Saturday: 24/7
• Sunday: 24/7
• Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No
If yes:
i. Provide details including sources, time of day and duration:
Typical construction noises can be expected throughout the construction phase
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
Describe: _____

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No
If yes:
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
The existing fixtures on existing poles will be replaced at the same height on existing poles. New building mounted wallpacks will be installed on the building to light the new parking lot.
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No
If Yes:
i. Product(s) to be stored _____
ii. Volume(s) _____ per unit time _____ (e.g., month, year)
iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticide) during construction or operation? ☐ Yes ☒ No
If Yes:
i. Describe proposed treatment(s): _____
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

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

If Yes:

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

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____

- Operation: _____

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

- Construction: _____

- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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 cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (total)			
• Industrial or manufacturing			
• Commercial	1.1	1.1	-
• Residential	-	0.9	+0.9
• Forested	2.3	1.1	-1.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse, etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.1	0.3	+0.2
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth, or fill)			
• Other, Describe: <u>Lawn</u>	0.7	0.8	+0.1

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No If Yes, i. Identify facilities: _____	
e. Does the project site contain an existing dam? ☐ Yes ☒ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that 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 ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ 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? >6 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:

PaF Palmyra	46.6	%
OpD Ontario Palmyra Arkport	28.9	%
PaC Palmyra	11.4	%

d. What is the average depth to the water table on the project site? Average: >6 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%: 5.7 % of site
☒ 10-15%: 11.4 % of site
☒ 15% or greater: 82.8 % of site

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

h. Surface water features.

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

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

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

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

- Streams: Name 846-93, 846-99 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site:		
small mammals _____ rodents _____	birds _____	insects _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If Yes, give a brief description of how the proposed action may affect that use: _____		
E.3. Designated Public Resources On or Near Project Site		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____		

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NY Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____																			
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No																			
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____																			
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☐ Yes ☒ No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.																			
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☒ No																			
E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75																			
a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐ Yes ☒ No If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☒ No If Yes to either question in E.4.a, answer the remaining questions in this section.																			
b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☒ No i. new noise sources or expansions/modification of existing noise sources; - noise from operational sources - noise from construction activities ii. emissions of air pollutants including, mobile emissions; iii. wastewater discharges; iv. generation of odors; v. light pollution; vi. new or modified radiation sources; vii. new or modified sources of solid waste generation, management, or disposal. If Yes, describe the impacts: _____																			
c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits? <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">State Pollutant Discharge Elimination System (SPDES)</td> <td style="width: 10%;">☐ Yes</td> <td style="width: 10%;">☐ No</td> </tr> <tr> <td>Solid Waste Management Facility</td> <td>☐ Yes</td> <td>☐ No</td> </tr> <tr> <td>Hazardous Waste Management Facility</td> <td>☐ Yes</td> <td>☐ No</td> </tr> <tr> <td>Air Pollution Control (Title V or Air State Facility)</td> <td>☐ Yes</td> <td>☐ No</td> </tr> <tr> <td>Water Withdrawal over 20 MGD for Cooling Water</td> <td>☐ Yes</td> <td>☐ No</td> </tr> <tr> <td>Waste Transporter</td> <td>☐ Yes</td> <td>☐ No</td> </tr> </table>		State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☐ No	Solid Waste Management Facility	☐ Yes	☐ No	Hazardous Waste Management Facility	☐ Yes	☐ No	Air Pollution Control (Title V or Air State Facility)	☐ Yes	☐ No	Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☐ No	Waste Transporter	☐ Yes	☐ No
State Pollutant Discharge Elimination System (SPDES)	☐ Yes	☐ No																	
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Air Pollution Control (Title V or Air State Facility)	☐ Yes	☐ No																	
Water Withdrawal over 20 MGD for Cooling Water	☐ Yes	☐ No																	
Waste Transporter	☐ Yes	☐ No																	

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise? ☒ Yes ☒ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☒ No
ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
iii. extreme storms, including high winds? ☐ Yes ☒ No
iv. landslides? ☐ Yes ☒ No
v. coastal erosion? ☐ Yes ☒ No
vi. stormwater flooding? ☐ Yes ☒ No
vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

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

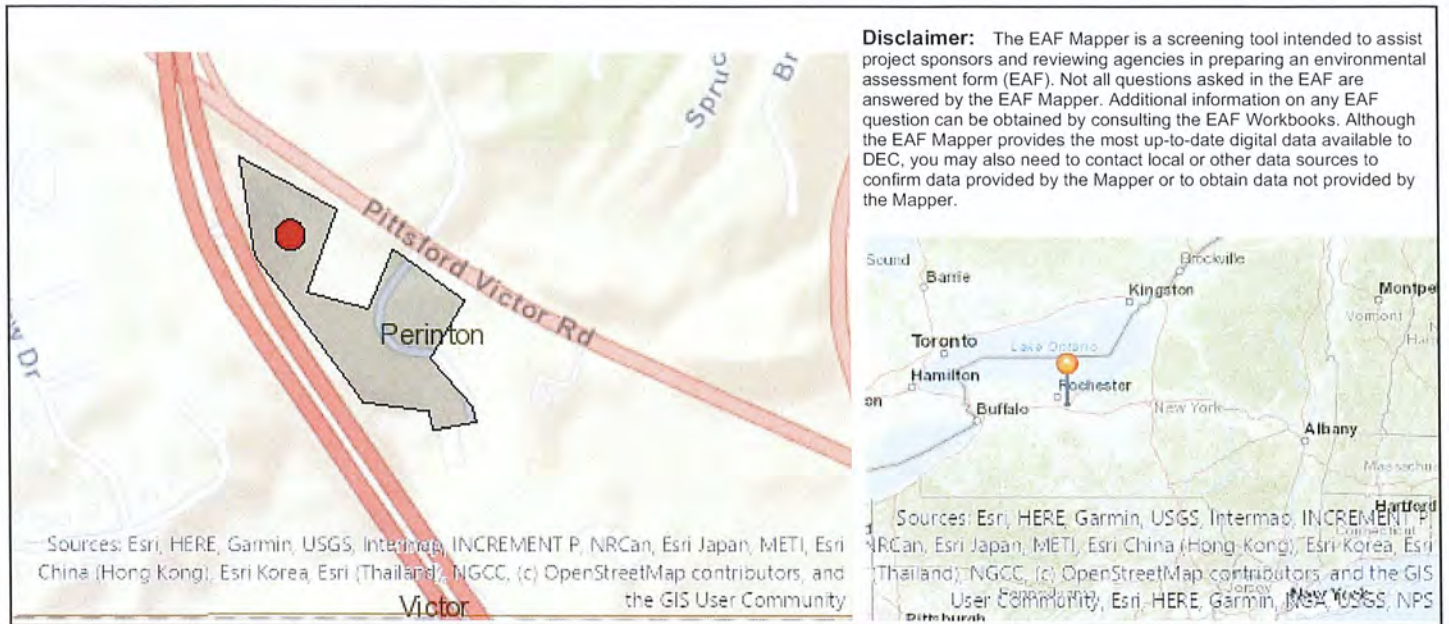
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Rafael Barreto, Marathon Engineering, as Agent Date 6-22-2024

Signature  Title Project Manager



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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	846-93, 846-99
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

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]	Primary Aquifer, Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National 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
E.4.a [Disadvantaged Community]	No

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

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.

1. Impact on Land 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>				☐ NO	☒ 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	☒	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐		
h. Other impacts: _____		☒	☐		

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	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

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	☒	☐
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	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
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	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☒	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
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	☒	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

I. Other impacts: _____ _____		☒	☐
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4. Impact on groundwater 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>			
		☒ NO	☐ 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	☐	☐
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	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
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	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
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	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding 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>			
		☐ NO	☒ 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	☒	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☒	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☒	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☒	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☒	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☒	☐

g. Other impacts: _____		☒	☐
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6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☒ NO

☐ YES

If "Yes", answer questions a - i. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also have the potential to emit one or more regulated air contaminants at or above the following levels: i. More than 100 short tons/year of carbon monoxide (CO) ii. More than 100 short tons/year of oxides of nitrogen (NO _x) outside the NYC Metropolitan Area (6 NYCRR 200.1(a)) or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5) iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island v. More than 100 short tons/year of sulfur dioxide (SO ₂)	D2g D2g D2g D2g D2g	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in "a" or "b", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO ₂ equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts: _____		☐	☐

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

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	☒	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☒	☐
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	☒	☐
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	☒	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☒	☐
j. Other impacts: _____		☒	☐

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

9. Impact on Aesthetic Resources

The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

If "Yes", answer questions a - g. If "No", go to Section 10.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
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	☐ ☐	☐ ☐
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	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
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	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

If "Yes", answer questions a - e. If "No", go to Section 11.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on 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	☐	☐
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	☐	☐
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	☐	☐

d. Other impacts: _____		☐	☐
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	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (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>			
		☒ NO	☐ 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 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	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		☒ NO	☐ 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 a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
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	☐	☐
c. Other impacts: _____		☐	☐

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

☐ NO ☒ YES

	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	☒	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☒	☐
c. The proposed action will degrade existing transit access.	D2j	☒	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☒	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☒	☐
f. Other impacts: _____		☒	☐

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

☐ NO ☒ YES

	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	☒	☐
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	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts: _____		☒	☐

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

☐ NO ☒ YES

	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	☒	☐
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	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: _____ _____		☒	☐

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 I.D.2.q., E.1. d. f. g. and h.)

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

☒ NO

☐ YES

	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	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
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	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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	☐	☐
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	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

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

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community.
(See Part 1. E.4)

☒ NO

☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b, E.1.h, E.1.v, E.4	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
g. Other impacts: _____		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks.

NO

YES

(See Part 1. E.5)

If "Yes", answer questions a - e. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a projected 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following: i. drought ii. temperature extremes (hot or cold) iii. extreme storms, including high winds iv. landslides v. coastal erosion vi. stormwater flooding vii. other climate or weather hazards? If yes, describe: _____	E5d	☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐
e. Other impacts: _____		☐	☐

PRINT FULL FORM

Project :

Date :

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 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 _____ 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 that 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:

Name of Lead Agency: Town of Perinton Planning Board

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)



Date: 6-22-2026

For Further Information:

Contact Person:

Address:

Telephone Number:

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>

Record and return to:
Hodgson Russ LLP
Attention: Brandon Cottrell, Esq.
90 Linden Oaks, Suite 110
Rochester, New York 14625

BARGAIN & SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

This Indenture, made this 17th day of February, 2026

Between **THE UNILAND PARTNERSHIP OF DELAWARE L.P. ("UDP")**, a Delaware limited partnership, having an office at 100 Corporate Parkway, Suite 500, Amherst, New York 14226, party of the first part or "Grantor", and

WB OP LLC, a New York limited liability company, having an address at 64 Commercial Street, Suite 401, Rochester, New York 14614, party of the second part or "Grantee",

WITNESSETH, that the said party of the first part, in consideration of Ten Dollars (\$10.00) lawful money of the United States, paid by the party of the second part, does hereby convey, grant and release unto the party of the second, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Perinton, County of Monroe and State of New York, more particularly described in the attached Schedule A

SUBJECT to covenants, easements and restrictions of record, if any.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part, his successors and assigns forever.

AND the said party of the first part does covenant that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 any part of the total of the same for any other purpose.

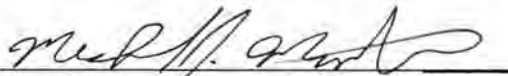
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, The said parties have hereunto set their hands and seals the day and year first above written.

GRANTOR:

THE UNILAND PARTNERSHIP OF
DELAWARE L.P.

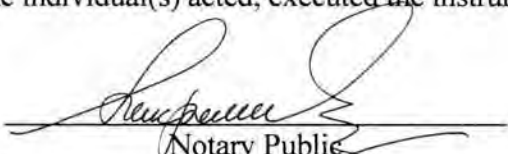
By: Univest I Corporation, General Partner

By: 
Michael J. Montante, President

STATE OF NEW YORK
COUNTY OF ERIE **SS:**

On the 16th day of February in the year 2026 before me, the undersigned, a notary public in and for said state, personally appeared MICHAEL J. MONTANTE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

LYUBOV S. GOELZ
Notary Public, State of New York
Registration No. 01GO6105503
Qualified in Erie County
Commission Expires February 9, 2028


Notary Public





EXTERIOR FINISH LEGEND:

- MASONRY**
- (M-1) BRICK, THIN BRICK, FINAL COLOR SELECTION TBD TO COORDINATE W/ EXISTING BUILDING 200 BRICK.
 - (M-2) PRECAST: ROCKCAST, COLOR: LILY WHITE
- VINYL**
- (V-1) VINYL SIDING, VYTEC PRESTIGE, DOUBLE 4-1/2" TRADITIONAL CLAPBOARD, IRISH LINEN
 - (V-2) VINYL SIDING, VYTEC PRESTIGE, DOUBLE 4-1/2" TRADITIONAL CLAPBOARD, SMOKESTONE
- METALS**
- (MTL-1) ALUMINUM STOREFRONT
 - (MTL-2) BREAK METAL COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS
 - (MTL-3) METAL COPING COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS
 - (MTL-4) METAL COPING COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS
- MESH**
- (MESH-1) METAL MESH: WELDED WIRE MESH INFILL PANEL
- TRIM**
- (TR-1) AZEK: COLOR WHITE
 - (TR-2) AZEK PANEL: PAINTED WITH COLOR TO MATCH VINYL SIDING V-2
 - (TR-3) AZEK: COLOR WHITE

BUILDING HEIGHT:
 614.3' GRADE AROUND BUILDING FROM ZONING DEFINITION
 618.0' FINISHED FLOOR
 620.0' BUILDING PARAPET FROM FINISHED FLOOR
 64.1' BUILDING HEIGHT
 67.0' IF ADDITIONAL SCREENING IS REQUIRED



EXTERIOR FINISH LEGEND:

MASONRY

(M-1) BRICK, THIN BRICK, FINAL COLOR SELECTION TBD TO COORDINATE W/ EXISTING BUILDING
200 BRICK.

(V-2) PRECAST: ROCKCAST, COLOR: LILY WHITE

VINYL

(V-1) VINYL SIDING: VYTEC PRESTIGE, DOUBLE 4-1/2" TRADITIONAL CLAPBOARD; IRISH LINEN

(V-2) VINYL SIDING: VYTEC PRESTIGE, DOUBLE 4-1/2" TRADITIONAL CLAPBOARD; SMOKESTONE

METALS

(MTL-1) ALUMINUM STOREFRONT

(MTL-2) BREAK METAL COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS

(MTL-3) METAL COPING COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS

(MTL-4) METAL COPING COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS

MESH

(MESH-1) METAL MESH: WELDED WIRE MESH INFILL PANEL

TRIM

(TR-1) AZEK: COLOR WHITE

(TR-2) AZEK PANEL: PAINTED WITH COLOR TO MATCH VINYL SIDING V-2

(TR-3) AZEK: COLOR WHITE

BUILDING HEIGHT:

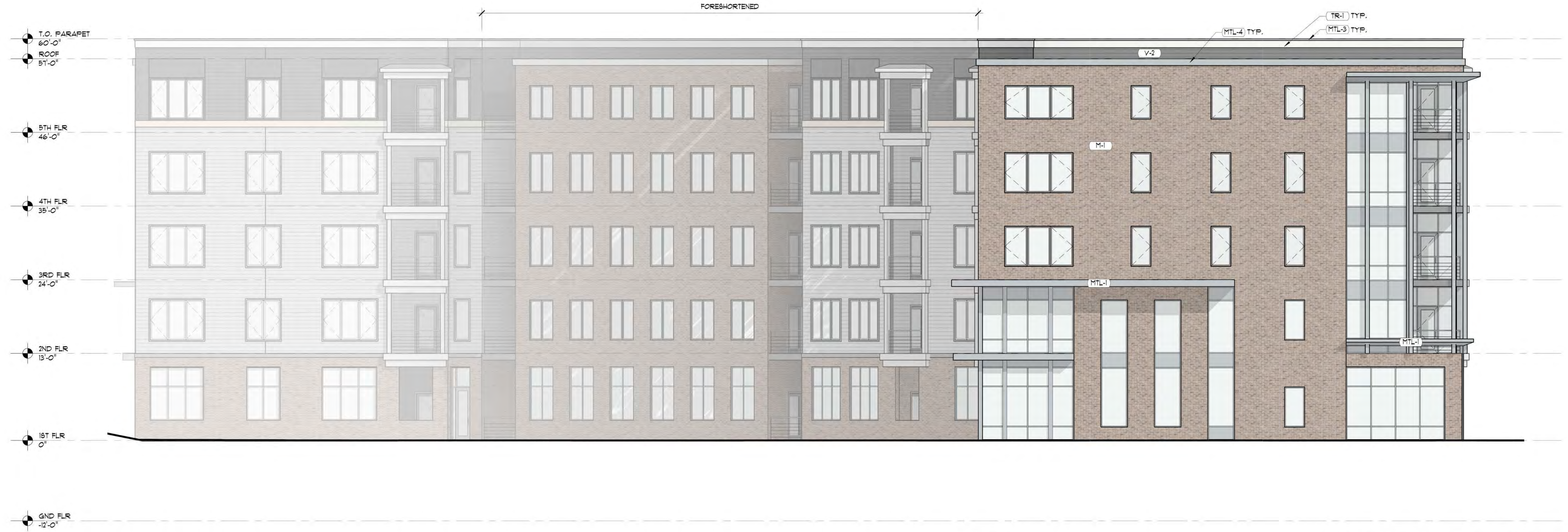
614.3' GRADE AROUND BUILDING FROM ZONING DEFINITION

615.0' FINISHED FLOOR

460.0' BUILDING PARAPET FROM FINISHED FLOOR

64.1' BUILDING HEIGHT

61.0' IF ADDITIONAL SCREENING IS REQUIRED



SOUTH EAST ELEVATION

1/8" = 1'-0"

3



SOUTH ELEVATION

1/8" = 1'-0"

4



5

SOUTH WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND:

MASONRY

(M-1) BRICK; THIN BRICK, FINAL COLOR SELECTION TBD TO COORDINATE W/ EXISTING BUILDING
200 BRICK

(V-2) PRECAST; ROCKCAST, COLOR: LILY WHITE

VINYL

(V-1) VINYL SIDING; VYTEC PRESTIGE, DOUBLE 4-1/2" TRADITIONAL CLAPBOARD; IRISH LINEN

(V-2) VINYL SIDING; VYTEC PRESTIGE, DOUBLE 4-1/2" TRADITIONAL CLAPBOARD; SMOKESTONE

METALS

(MTL-1) ALUMINUM STOREFRONT

(MTL-2) BREAK METAL COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS

(MTL-3) METAL COPING COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS

(MTL-4) METAL COPING COLOR: PREFINISHED TO MATCH MTL-1 ALUMINUM PANELS

MESH

(MESH-1) METAL MESH; WELDED WIRE MESH INFILL PANEL

TRIM

(TR-1) AZEK; COLOR WHITE

(TR-2) AZEK PANEL; PAINTED WITH COLOR TO MATCH VINYL SIDING V-2

(TR-3) AZEK; COLOR WHITE

BUILDING HEIGHT:

614.3' GRADE AROUND BUILDING FROM ZONING DEFINITION
618.0' FINISHED FLOOR
600.0' BUILDING PARAPET FROM FINISHED FLOOR
64.1' BUILDING HEIGHT
61.0' IF ADDITIONAL SCREENING IS REQUIRED



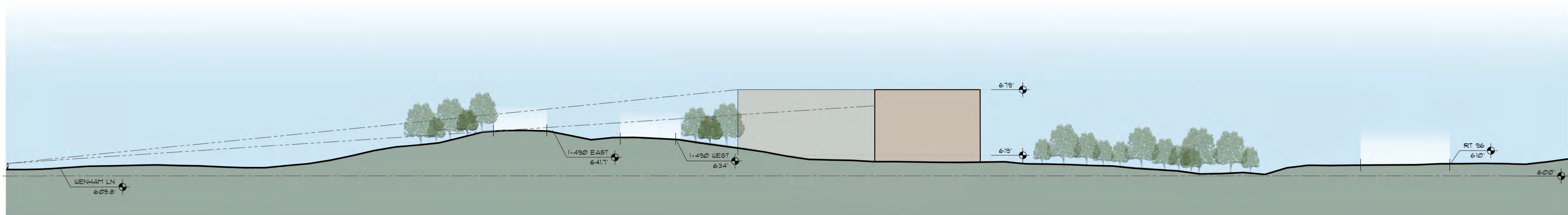
6

NORTH WEST ELEVATION
1/8" = 1'-0"

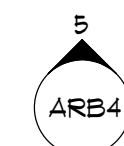




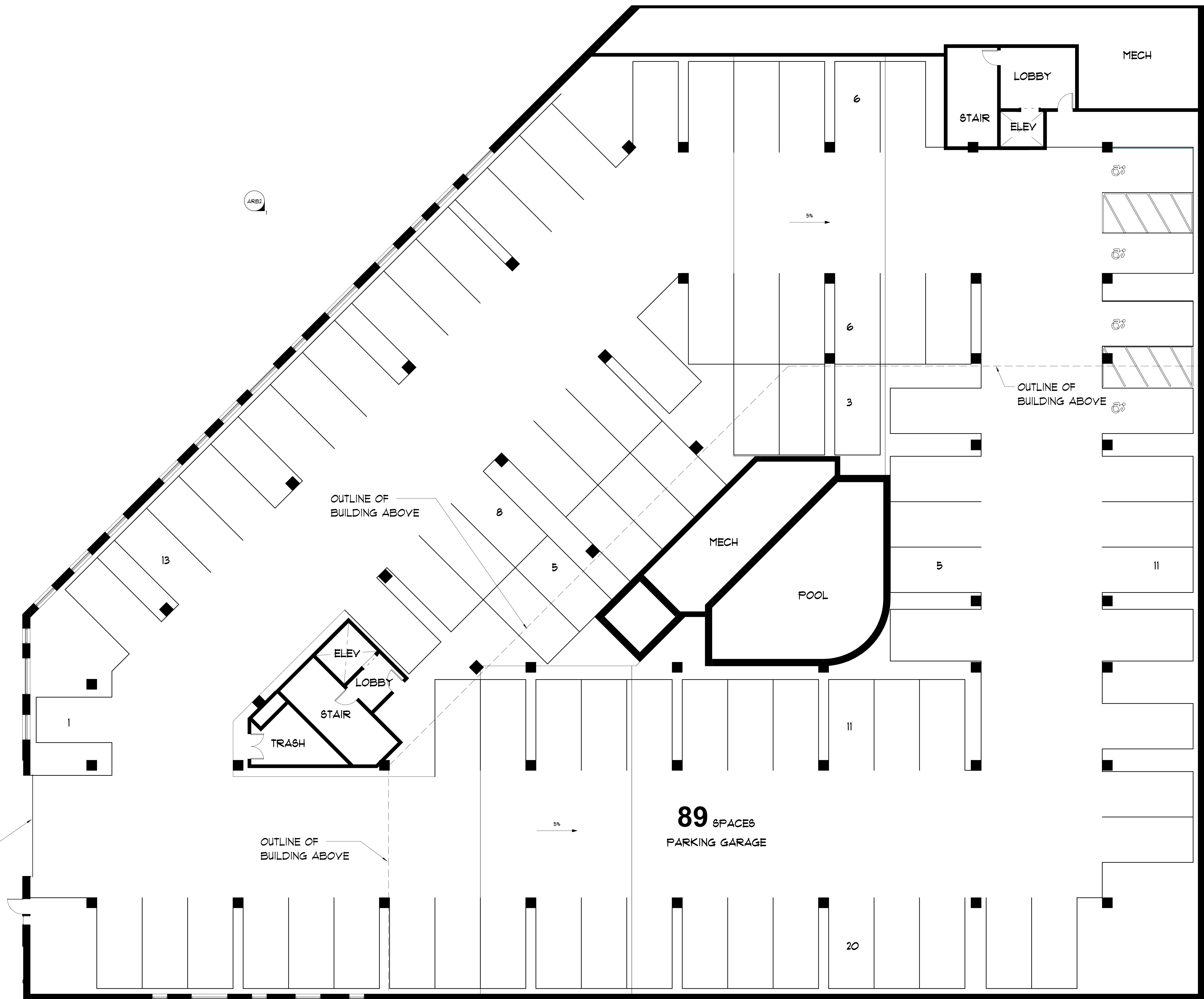
VIEW FROM ROUTE 96



SITE SECTION WITH VIEWSHED FROM WENHAM LANE



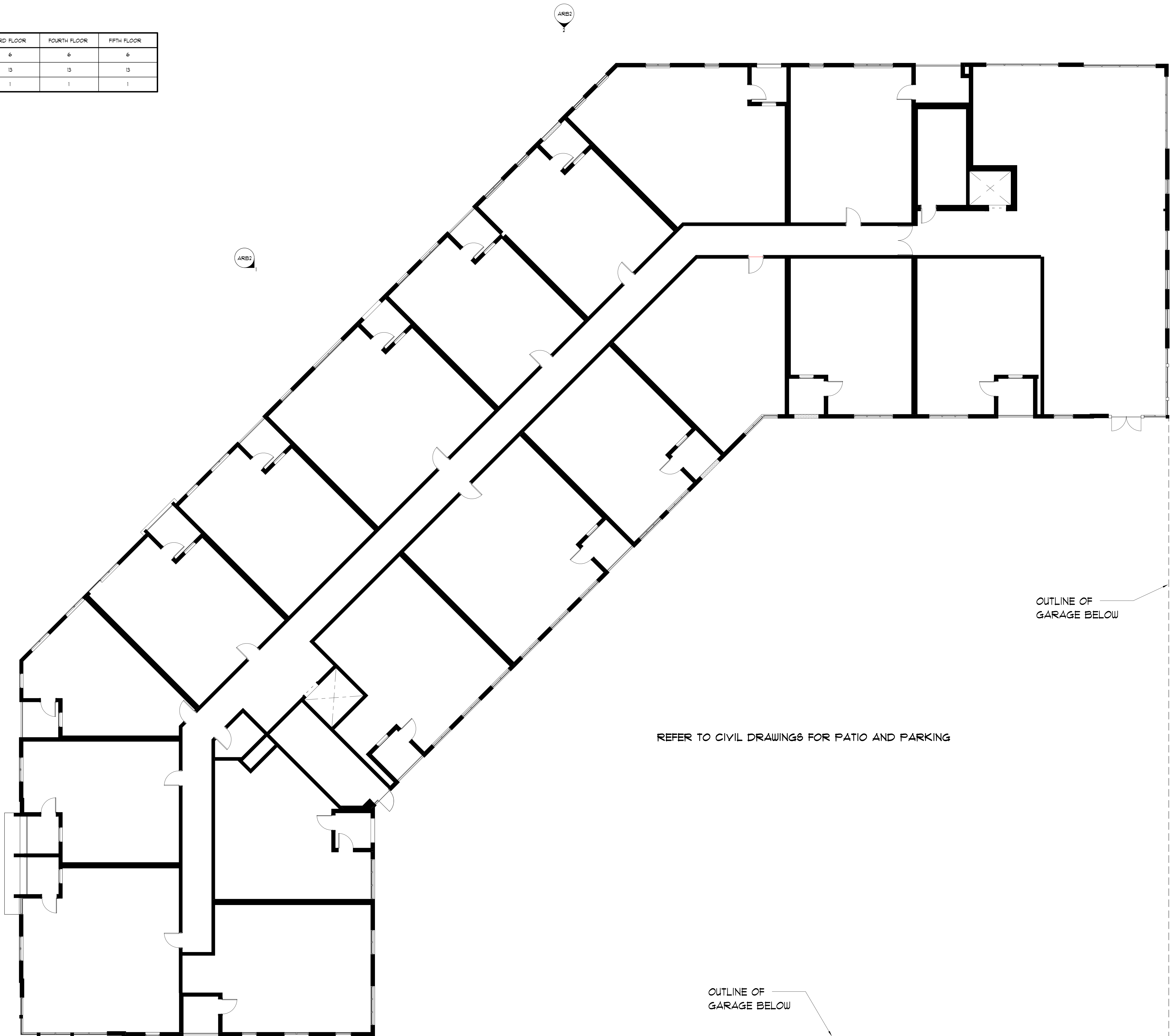
ARB1



	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
2-BEDROOM	5	6	6	6	6
1-BEDROOM	11	13	13	13	13
STUDIO	1	1	1	1	1

TOTALS:	
2-BEDROOM	28
1-BEDROOM	63
STUDIO	5

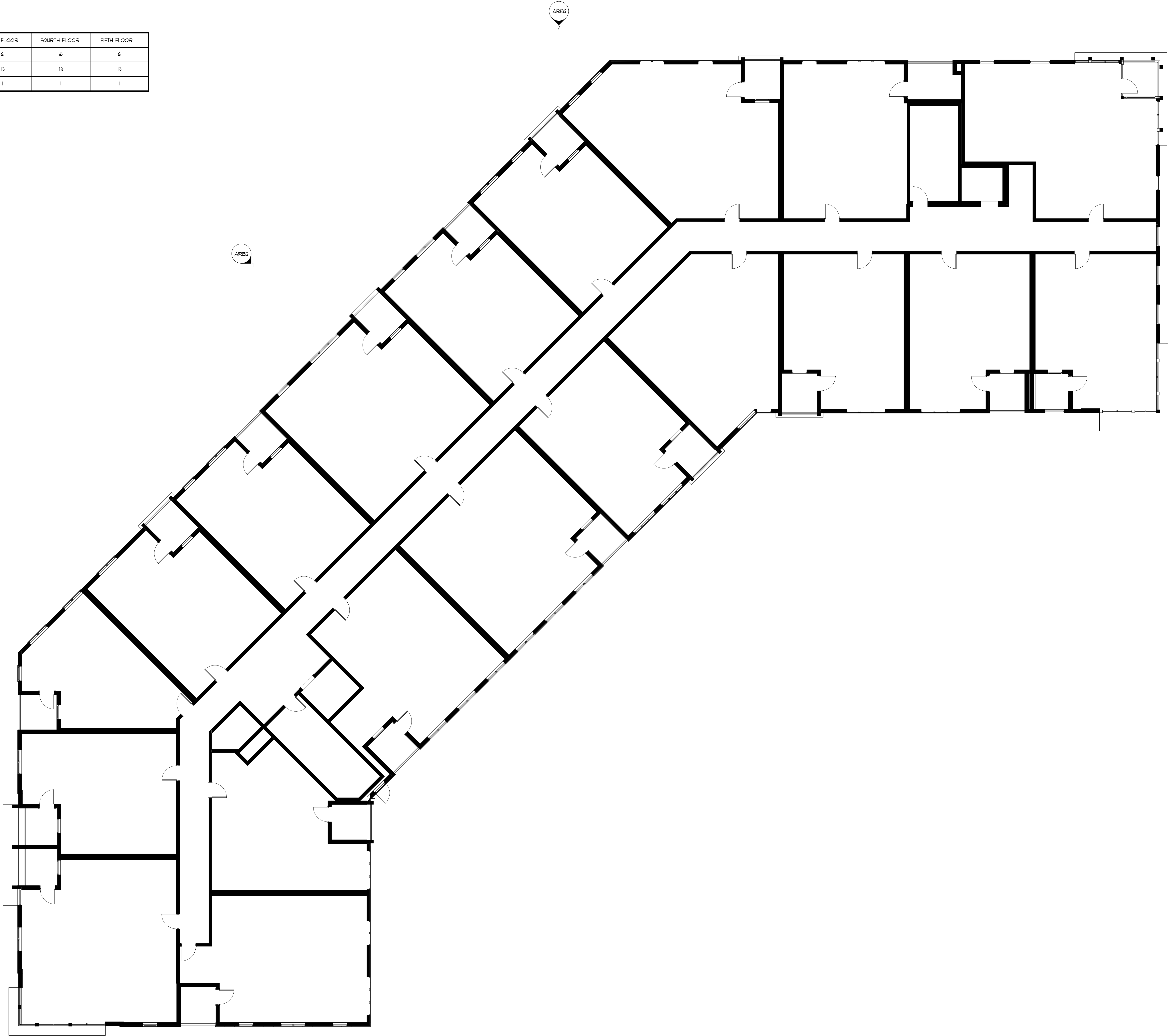
GRAND TOTAL:	91 UNITS
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	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR
2-BEDROOM	5	6	6	6	6
1-BEDROOM	11	13	13	13	13
STUDIO	1	1	1	1	1

TOTALS:	
2-BEDROOM	28
1-BEDROOM	63
STUDIO	5

GRAND TOTAL:	91 UNITS
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SCHEDULE A

**100-500 WILLOWBROOK OFFICE PARK (1451 PITTSFORD VICTOR ROAD,
PERINTON, NEW YORK) BEING TAX ACCOUNT #'s 193.02-1-18.3/A, 193.02-1-18.3/B,
193.02-1-18.3/C, 193.02-1-18.3/D and 193.02-1-18.3/E**

All that tract or parcel of land situate in part of Town Lot 49, Township 12, Range 4, Phelps and Gorham Purchase, Town of Perinton, County of Monroe, State of New York, all as shown on a map entitled "Willowbrook Office Park Alta/Nsps Land Title Survey", prepared by Costich Engineering, D.P.C., having drawing number U1736 VT100, dated February 7, 2025, and being more particularly bounded and described as follows:

Commencing at a point being the intersection of the southerly right-of-way line of Pittsford Victor Road - N.Y.S. Route 96 (R.O.W. varies) with the easterly right-of-way line of Interstate Route 490 (R.O.W. varies); thence

- A. S04°36'47"E, a distance of 464.57 feet to a point; thence
- B. S34°03'10"E, a distance of 329.99 feet to the point and place of beginning; thence
1. N23°42'26"E, a distance of 103.88 feet to a point; thence
2. S77°15'27"E, a distance of 279.46 feet to a point; thence
3. N32°38'21"E, a distance of 294.79 feet to a point on said south bounds of Pittsford Victor Road - N.Y.S. Route 96; thence
4. S57°51'48"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 132.67 feet to a point; thence
5. S50°16'08"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 15.13 feet to a point; thence
6. S57°51'48"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 150.00 feet to a point; thence
7. S43°57'58"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 103.59 feet to a point; thence
8. S58°37'10"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 50.88 feet to a point; thence
9. S87°58'50"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 29.00 feet to a point; thence
10. S82°17'44"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 28.71 feet to a point; thence
11. S43°52'39"E, and along said Pittsford Victor Road - N.Y.S. Route 96, a distance of 147.23 feet to a point; thence

12. S01°38'52"E, a distance of 413.02 feet to a point; thence
13. S88°44'03"E, a distance of 34.33 feet to a point; thence
14. S00°39'36"W, a distance of 270.54 feet to a point; thence
15. S03°44'46"E, a distance of 125.26 feet to a point; thence
16. N89°58'09"W, a distance of 371.07 feet to a point; thence
17. N11°38'51"W, a distance of 449.41 feet to a point; thence
18. N83°06'34"W, a distance of 305.29 feet to a point; thence
19. N34°03'10"W, a distance of 509.97 feet to the point and place of beginning. Containing 15.235 acres of land, more or less.

**150 WILLOWBROOK OFFICE PARK (1407 PITTSFORD VICTOR ROAD,
PERINTON, NEW YORK)
BEING TAX ACCOUNT # 193.02-1-19**

All that tract or parcel of land situate in part of Town Lot 49, Township 12, Range 4, Phelps and Gorham Purchase, Town of Perinton, County of Monroe, State of New York, all as shown on a map entitled "Willowbrook Office Park Alta/Nsps Land Title Survey", prepared by Costich Engineering, D.P.C., having drawing number U1736 VT100, dated February 7, 2025, and being more particularly bounded and described as follows:

Beginning at a point being the intersection of the southerly right-of-way line of Pittsford Victor Road - N.Y.S. Route 96 (R.O.W. varies) with the easterly right-of-way line of Interstate Route 490 (R.O.W. varies); thence

1. S60°01'17"E, and along said south bounds of Pittsford Victor Road - N.Y.S. Route 96, a distance of 25.27 feet to a point; thence
2. S59°34'58"E, and along said south bounds of Pittsford Victor Road - N.Y.S. Route 96, a distance of 19.50 feet to a point; thence
3. S53°41'48"E, and along said south bounds of Pittsford Victor Road - N.Y.S. Route 96, a distance of 19.08 feet to a point of curvature; thence
4. Easterly and along said south bounds of Pittsford Victor Road - N.Y.S. Route 96, along a curve to the left having a delta angle of 04°10'00", a radius of 5,778.58 feet, and an arc length of 420.23 feet, said curve also having a chord of S55°46'48"E 420.14 feet to a point; thence
5. S57°51'48"E, a distance of 23.56 feet to a point; thence
6. S23°42'26"W, a distance of 495.69 feet to a point; thence
7. N34°03'10"W, a distance of 329.99 feet to a point; thence
8. N04°36'47"W, a distance of 464.57 feet to the point and place of beginning. Containing 3.691 acres of land, more or less.