

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Place at WillowBrook		
Project Location (describe, and attach a general location map): 1407, 1451 Pittsford Victor Rd, Perinton NY 14564 Buildings 100-600 and 2 vacant lots		
Brief Description of Proposed Action (include purpose or need): Client wishes to rezone the property from Industrial to Restricted Business in order to facilitate mixed-use development. The proposed rezoning is consistent with the Town of Perinton's Comprehensive Plan (2021). Future development contemplates a 5-story, 95-unit residential building adjacent to Building 200 with associated parking (garage), roadway, utility, landscaping and lighting improvements.		
Name of Applicant/Sponsor: Dave Christa, Christa Development		Telephone: [REDACTED] E-Mail: [REDACTED]
Address: 64 Commercial St, Suite 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): The Uniland Partnership of Delaware LP		Telephone: E-Mail:
Address: 100 Corporate Pkwy, Suite 500		
City/PO: Amherst		State: NY Zip Code: 14226

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board - Rezoning	submitted 12/17/2024
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board - Site Plan Approval	TBD
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conservation Board	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Monroe Co Health Dept, Pure Waters, Water Auth - utilities, Monroe Co Planning Dept	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT, NYSDEC, Traffic/SWPPP	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE Wetland Permit	TBD
<ul style="list-style-type: none"> • i. Coastal Resources. <ul style="list-style-type: none"> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the Yes No only approval(s) which must be granted to enable the proposed action to proceed?

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

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, Yes No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

C.3. Zoning

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

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

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

i. What is the proposed new zoning for the site? RB: Restricted Business

C.4. Existing community services.

a. In what school district is the project site located? Pittsford Central Schools, Victor Central Schools

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 - commercial and residential

b. a. Total acreage of the site of the proposed action? 29.03 acres

b. Total acreage to be physically disturbed? 4.5± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 29.03 acres

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

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 46 Units: 104,250 sf (new), 226,500 exist.

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)
Commercial

Yes No

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

iii. Number of lots proposed? lot line adj

iv. Minimum and maximum proposed lot sizes? Minimum 3± Maximum 5±

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? If Yes, show numbers of units proposed.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	95
At completion of all phases	_____	_____	_____	95
g. Does the proposed action include new non-residential construction (including expansions)? If Yes,				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ol style="list-style-type: none"> Total number of structures _____ Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length 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?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,				
<ol style="list-style-type: none"> Purpose of the impoundment: <u>Stormwater management facility</u> If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater runoff</u> If other than water, identify the type of impounded/contained liquids and their source. 				
<ol style="list-style-type: none"> Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ 1.0 acres Dimensions of the proposed dam or impounding structure: _____ height; _____ length 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				
If Yes:				
<ol style="list-style-type: none"> What is the purpose of the excavation or dredging? _____ How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? <ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ 				
<ol style="list-style-type: none"> Will there be onsite dewatering or processing of excavated materials? If yes, describe. _____ What is the total area to be dredged or excavated? _____ acres What is the maximum area to be worked at any one time? _____ acres What would be the maximum depth of excavation or dredging? _____ feet Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No 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?				
If Yes:				
<ol style="list-style-type: none"> Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Stream crossing for future driveway. Subject to NYSDEC and USACOE permits.</u> _____ 				

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 culvert and permit under NWP 14 district <0.1 acres

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: driveway/culvert crossing

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: <0.1 acre
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): driveway crossing
- proposed method of plant removal: excavation
- if chemical/herbicide treatment will be used, specify product(s): N/A

v. Describe any proposed reclamation/mitigation following disturbance: N/A

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: 13,970 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: 13,970 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: Van Lare
- Name of district: Monroe County Pure Waters
- 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

<ul style="list-style-type: none"> Do existing sewer lines serve the project site? Will a line extension within an existing district be necessary to serve the project? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<ul style="list-style-type: none"> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<ul style="list-style-type: none"> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<ol style="list-style-type: none"> How much impervious surface will the project create in relation to total size of project parcel? <ul style="list-style-type: none"> ____ Square feet or <u>2.3</u> acres (impervious surface) ____ Square feet or <u>4.3</u> acres (parcel size) Describe types of new point sources. <u>building and pavements</u> 	
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)? <u>Stormwater management facilities</u>	
<ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: <u>tributary to Irondequoit Creek</u> Will stormwater runoff flow to adjacent properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify:	
<ol style="list-style-type: none"> Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) Stationary sources during operations (e.g., process emissions, large boilers, electric generation) 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, <input type="checkbox"/> Yes <input type="checkbox"/> No or Federal Clean Air Act Title IV or Title V Permit?	
If Yes:	
<ol style="list-style-type: none"> Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> ____ Tons/year (short tons) of Carbon Dioxide (CO₂) ____ Tons/year (short tons) of Nitrous Oxide (N₂O) ____ Tons/year (short tons) of Perfluorocarbons (PFCs) ____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) ____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofloucarbons (HFCs) ____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Estimate methane generation in tons/year (metric): _____	
ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____	
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____	
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend	
<input type="checkbox"/> Randomly between hours of _____ to _____.	
ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____	
iii. Parking spaces: Existing <u>w/in future dev area only</u> Proposed <u>169</u> Net increase/decrease <u>-83</u>	
iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No	
v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Future driveway to NYS Rte 96, internal road reconfiguration</u>	
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?	
<input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Hours of operation. Answer all items which apply.	
i. During Construction:	
<ul style="list-style-type: none"> • Monday - Friday: <u>7am-7pm</u> • Saturday: <u>7am-7pm</u> • Sunday: <u>7am-7pm</u> • Holidays: <u>7am-7pm</u> 	
ii. During Operations:	
<ul style="list-style-type: none"> • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u> 	

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration:	During construction there will be some noise generation, but minimal compared to adjacent highway noise.
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: _____	
n. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:	LED dark-sky compliant down lighting
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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, insecticides) during construction or operation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe proposed treatment(s):	_____
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Construction: _____ • Operation: _____
iii. Proposed disposal methods/facilities for solid waste generated on-site:	<ul style="list-style-type: none"> • Construction: _____ • Operation: _____

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

- Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- 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:

- Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- Generally describe processes or activities involving hazardous wastes or constituents: _____
- Specify amount to be handled or generated _____ tons/month
- Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____
- If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

FUTURE DEVELOPMENT AREA ONLY

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
Roads, buildings, and other paved or impervious surfaces	3.1	3.6	+0.5
Forested	4.3	3.3	-1.0
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
Surface water features (lakes, ponds, streams, rivers, etc.)	0.2	1.10	+0.9
Wetlands (freshwater or tidal)	-	-	-
Non-vegetated (bare rock, earth or fill)	-	-	-
Other Describe: <u>Lawn</u>	1.3	0.9	-0.4

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, i. Identify Facilities: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? 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: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • 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: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? 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: <input type="checkbox"/> Yes – Spills Incidents database _____ Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database _____ Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database _____ ii. If site has been subject of RCRA corrective activities, describe control measures: iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
c. Predominant soil type(s) present on project site:		<table border="1"> <tr> <td>Ontario-Palmyra-Arkport</td> <td>41.9 %</td> </tr> <tr> <td>Palmyra gravelly fine sandy loam</td> <td>21.7 %</td> </tr> <tr> <td>Ontario-Palmyra-Arkport complex</td> <td>15.1 %</td> </tr> </table>	Ontario-Palmyra-Arkport	41.9 %	Palmyra gravelly fine sandy loam	21.7 %	Ontario-Palmyra-Arkport complex	15.1 %
Ontario-Palmyra-Arkport	41.9 %							
Palmyra gravelly fine sandy loam	21.7 %							
Ontario-Palmyra-Arkport complex	15.1 %							
d. What is the average depth to the water table on the project site? Average: _____		>6 feet						
e. Drainage status of project site soils:		<table border="1"> <tr> <td><input checked="" type="checkbox"/> Well Drained:</td> <td>100 % of site</td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td>_____ % of site</td> </tr> <tr> <td><input type="checkbox"/> Poorly Drained</td> <td>_____ % of site</td> </tr> </table>	<input checked="" type="checkbox"/> Well Drained:	100 % of site	<input type="checkbox"/> Moderately Well Drained:	_____ % of site	<input type="checkbox"/> Poorly Drained	_____ % of site
<input checked="" type="checkbox"/> Well Drained:	100 % of site							
<input type="checkbox"/> Moderately Well Drained:	_____ % of site							
<input type="checkbox"/> Poorly Drained	_____ % of site							
f. Approximate proportion of proposed action site with slopes:		<table border="1"> <tr> <td><input checked="" type="checkbox"/> 0-10%:</td> <td>7.5 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td>11.3 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td>81.3 % of site</td> </tr> </table>	<input checked="" type="checkbox"/> 0-10%:	7.5 % of site	<input checked="" type="checkbox"/> 10-15%:	11.3 % of site	<input checked="" type="checkbox"/> 15% or greater:	81.3 % of site
<input checked="" type="checkbox"/> 0-10%:	7.5 % of site							
<input checked="" type="checkbox"/> 10-15%:	11.3 % of site							
<input checked="" type="checkbox"/> 15% or greater:	81.3 % of site							
g. Are there any unique geologic features on the project site? If Yes, describe: _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
h. Surface water features.								
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
ii. Do any wetlands or other waterbodies adjoin the project site? If Yes to either i or ii, continue. If No, skip to E.2.i.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:								
<ul style="list-style-type: none"> • Streams: Name 846-93, 846-99 • Lakes or Ponds: Name _____ • Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... • Wetland No. (if regulated by DEC) _____ 		Classification C _____ Classification _____ Approximate Size _____						
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? If yes, name of impaired water body/bodies and basis for listing as impaired: _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
i. Name of aquifer: Principal Aquifer, Primary Aquifer _____								

m. Identify the predominant wildlife species that occupy or use the project site:		
small mammals	rodents	insects
birds		
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:		
<ul style="list-style-type: none"> • 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?		
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Species and listing: _____ _____ _____		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Agriculture and Markets Law, Article 25-AA, Section 303 and 304?		
If Yes, provide county plus district name/number: _____		
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 which is listed on the National or State Register of Historic 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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 NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

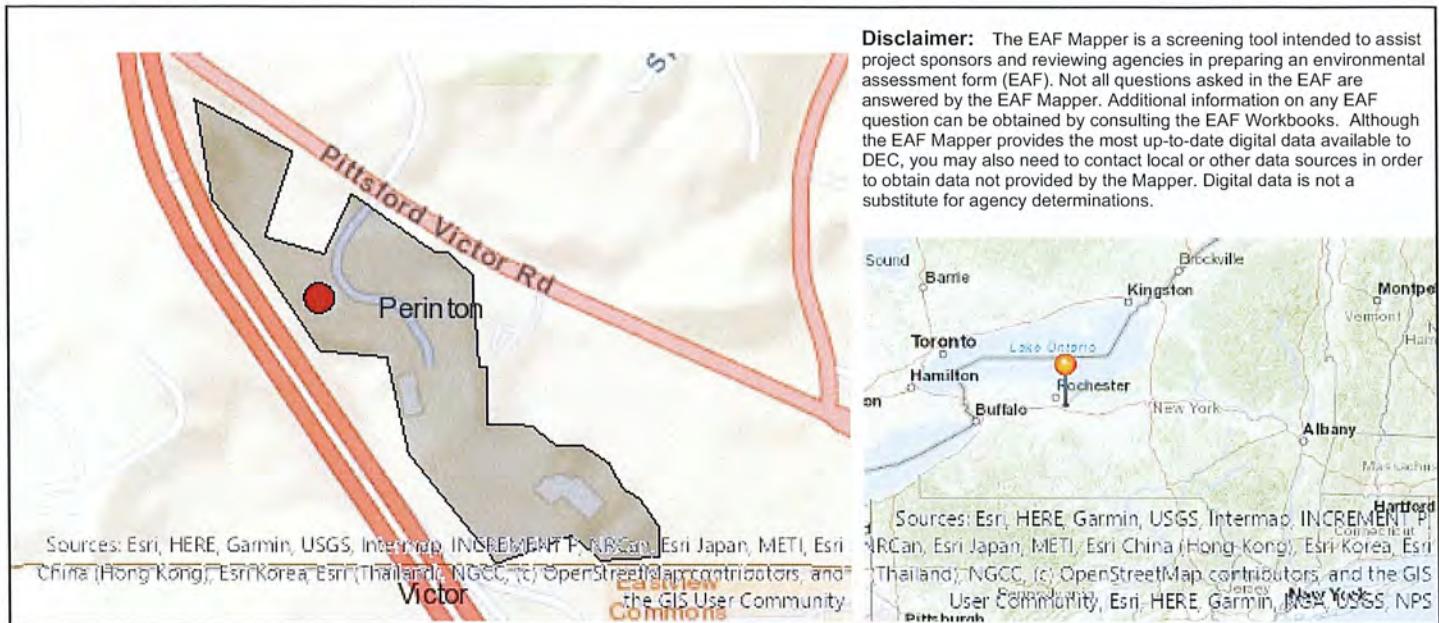
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Matt Tomlinson, Marathon Engineering, as Agent Date 1/27/25

Signature Matt T 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
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.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]	Principal Aquifer, Primary 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

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

Agency Use Only [If applicable]	
Project :	
Date :	

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

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

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

NO

YES

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

3. Impacts on Surface Water

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

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

NO

YES

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

1. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)

If "Yes", answer questions a - h. If "No", move on to Section 5.

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.
(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

If "Yes", answer questions a - f. 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 emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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.)
If "Yes", answer questions a - j. If "No", move on to Section 8.

	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

NO

YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).	E1a, Elb	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources

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

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

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

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.)

If "Yes", answer questions a - e. If "No", go to Section 12.

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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)

If "Yes", answer questions a - c. If "No", go to Section 13.

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

(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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

(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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

16. Impact on Human Health

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

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____			

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.)

If "Yes", answer questions a - h. If "No", go to Section 18.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)

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

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	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

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

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

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

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

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

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

Name of Action:

Name of Lead Agency: Perinton Town 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: 1/27/25

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>



December 18, 2024

Mr. Ciaran Hanna
Supervisor – Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450

Re: Rezoning Request
The Place at WillowBrook
Town of Victor, Ontario County

Dear Ciaran,

On behalf of our client, Christa Development Corp., we are submitting a request for rezoning of several properties collectively known as the WillowBrook Office Park. These 8 parcels are currently zoned I-Industrial and are being requested to be modified to RB – Restricted Business.

WillowBrook Office Park fronts on Route 96 across from the Woodcliff Drive entrance with an address of 1407-1451 Pittsford Victor Road. Buildings 100-600 are existing office buildings on individual tax parcels with 2 vacant lots totaling ~7 acres also included in the rezoning.

Our client plans to redevelop and upgrade the office park maintaining the office use but also incorporating mixed-use development with residential and amenity spaces as well. It is the developers understanding that the Town intends to rezone these parcels as well as other areas through the Route 96 corridor to RB at some point in the future. In order to facilitate the project timeframe, we are submitting the request for these parcels outside of the Town's process.

The proposed rezoning is also consistent with the Town of Perinton Comprehensive Plan 'Future Land Use' figures and description (Page 48). The proposal satisfies many of the goals stated in Chapter 3 and especially policy areas 1 (Land Use + Community Character), 2 (Transportation + Circulation), and 6 (Economic Development).

Specific goals anticipated to be satisfied from the Comprehensive Plan outlined above and supported by the rezone are:

- Page 67, Actions 1 and 2. *'...Implement zoning amendments to encourage a greater mix of uses, such as commercial and residential development...'*
'Market available underutilized buildings and sites for redevelopment, such as office parks along the I-490 and Route 96 corridor...'
- Page 71, Goal 3 *'Improve access to transit options throughout the Town, with an emphasis near mixed-use and higher density areas'* The project is located within the Pittsford/Eastview on demand zone for RTS.

Going the distance for you.

Rezoning Request
The Place at WillowBrook
Town of Victor, Ontario County
12/18/2024

- Page 90, '*...envision single-use office and commercial spaces to permit a mix of uses, including multi-unit residential and commercial infill development, resulting in viable site re-uses and the attraction of a range of business types...*'.

With successful rezoning of the property any future development on the project will be required to obtain Site Plan approval with separate SEQR review and approval of various boards at that time.

Attached with this letter please find (including original of each):

- 12 copies of this Letter of Intent
- 12 copies of the Application Form (including original)
- 12 copies of the Short Form Environmental Assessment Form (EAF) Parts 1, 2, and 3
- 12 copies of the Owner Authorization Form
- 12 copies of Instrument Survey Map
- 12 copies of the Legal Description of parcels to be rezoned with parcel key map
- 12 copies of the Future Land Use Map
- 12 copies of the Proposed Rezoning Figure
- 12 copies of the Rezoning Land Use Figure
- 1 check in the amount of \$400
- 1 copy of the property deeds

We look forward to presenting the rezoning request to the Town Board at its upcoming meetings. If there are any questions or additional information is requested, please contact our office at (585) 458-7770.

Respectfully submitted,



Matt Tomlinson, Partner
MARATHON ENGINEERING

cc: Christa Development Corp.



TOWN OF PERINTON

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

(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

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

MEETING DATE

APPLICATION FORM – REZONING – TOWN BOARD

See attached instructions/requirements/procedures

1. APPLICANT

Name **Dave Christa, Christa Development** Phone **[REDACTED]**

Street & Number 64 Commercial St, Suite 401 City Rochester Zip 14614

Interest in Property: Owner Lessee Other Developer

2. OWNER (if other than applicant)

Name The Uniland Partnership of Delaware LP **Phone** _____

Street & Number 100 Corporate Pkwy, Suite 500 **City** Amherst **Zip** 14226

3. ATTORNEY (If represented)

Name TBD **Phone** _____

Street & Number _____ City _____ Zip _____

4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton

have any interest in the owner/applicant or the subject property?

Yes No Explain INTEREST _____

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

1407, 1451 Pittsford Victor Rd - WillowBrook Office Park, Buildings 100, 150, 200, 300, 400, 500, 600, 700

Tax Accts: 193.02-1-19 | 193.02-1-122
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 | 193.02-1-21.11

6. **SIZE OF PARCEL:** 29.03 ac

7. **PRESENT USE OF PROPERTY:** Office park with office buildings, parking and landscaping

8. **ZONING DISTRICT:** I-Industrial **TAX ACCOUNT#** see above 

9. **Describe specifically the nature of your request** Rezone the above parcels to RB- Restricted Business to allow mixed-use development.

10. **Describe the location, use and size of structures and other land use within 100 feet of the boundaries of the subject property** 1433 Pitts-Vict Rd - 14k sq ft florist & 14k sq ft hobby shop

1501 Pitts-Vict Rd - 14k sq ft kitchen remodeling studio

1595 Pitts-Vict Rd - 1k sq ft utility shed

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

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

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

The nature or magnitude of use? NO YES

Inadequate access to property? NO YES

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

B. Will your proposed use tend to depreciate adjacent property or alter or be detrimental to the character of the neighborhood? NO YES

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

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

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

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

The 2021 Comprehensive Plan defines the area proposed to be rezoned as a mixed-use area on its Future Land Use Plan (pg 48). The Restricted Business zoning proposed incorporates the mixed-use criteria in the current zoning code and therefore is in harmony with the purpose and intent of the Comprehensive Plan for the Town of Perinton.

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

Signature of Applicant:  Date 11/22/24

Printed name of Applicant Dave Christa, Christa Development

Property Owner (If other than applicant)

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

Signature of property owner _____ Date _____

Printed Name of property owner _____

3/23/19



AUTHORIZATION

Uniland Development, record property owner of WillowBrook Office Park in the Town of Perinton, NY, hereby authorizes Christa Development to file a rezoning application along with any necessary supporting documentation, with the Town of Perinton in connection with a proposed rezoning to the property. This includes the properties at 100, 150, 200, 300, 400, 500, 600 and 700 WillowBrook.

Please feel free to contact us should you need any additional information or have any questions.

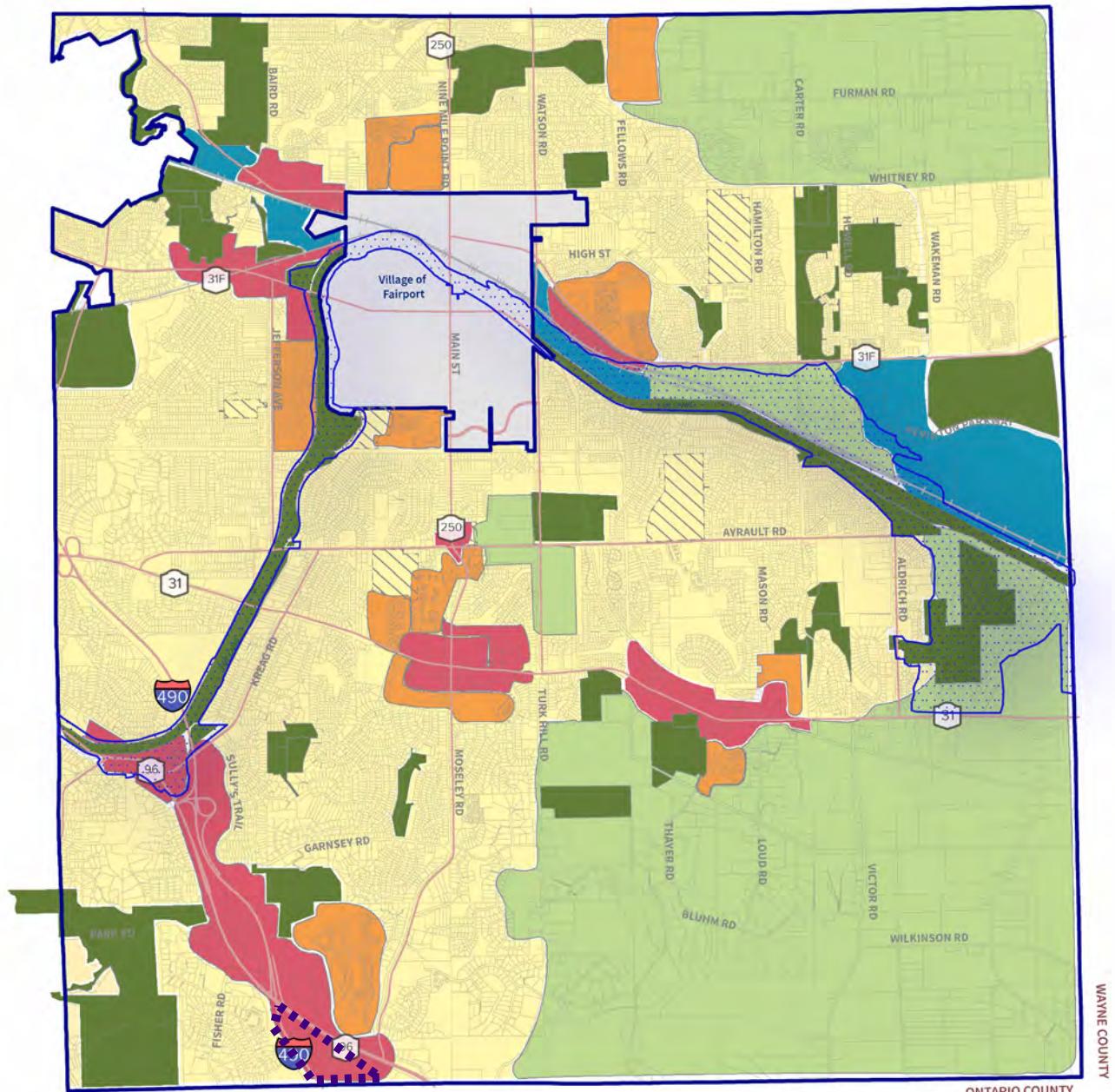
By: 

Kevin B. Kirk, RA – Director of Planning & Design at Uniland Development

On behalf of Uniland Development

Dated: 11/15/24

FUTURE LAND USE PLAN



CHARACTER AREAS

Suburban Residential

Low Density Residential + Agriculture

Medium Density Residential

Mixed-Use Area

Light Industrial

Erie Canal Scenic + Cultural Conservation Corridor

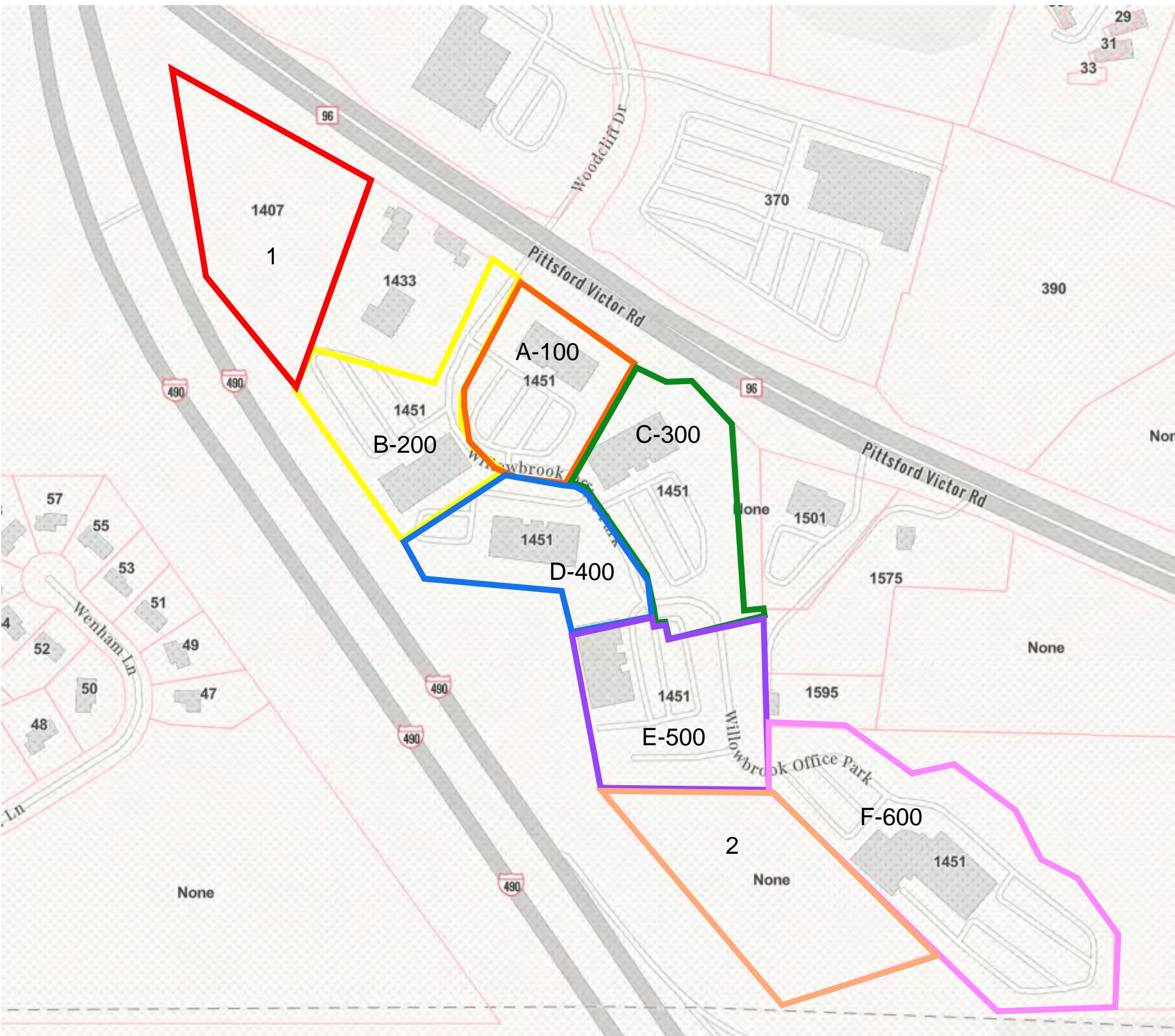
REFERENCE LAYERS

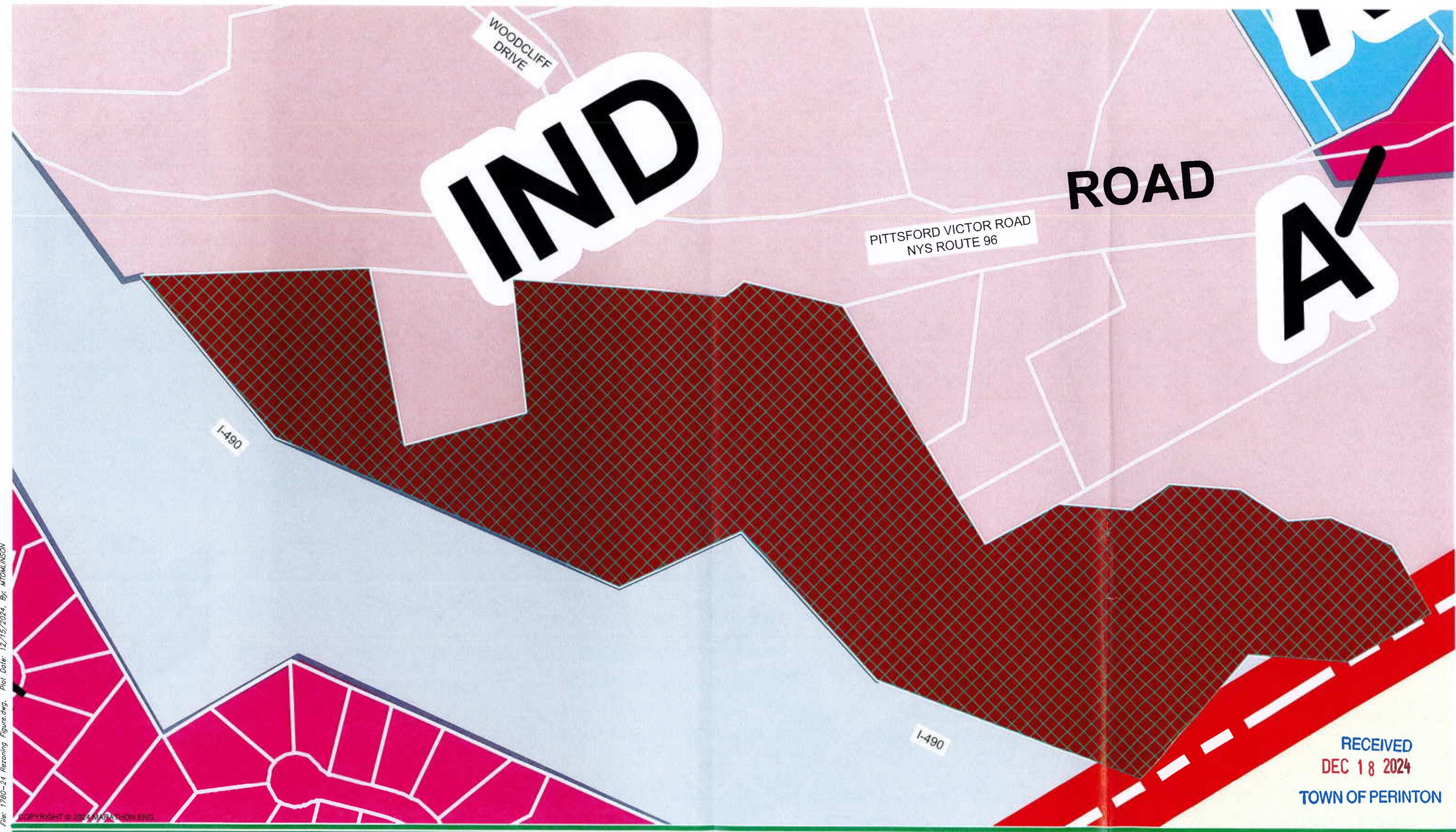
Parks + Public/Private Open Space

 Fairport Central School District

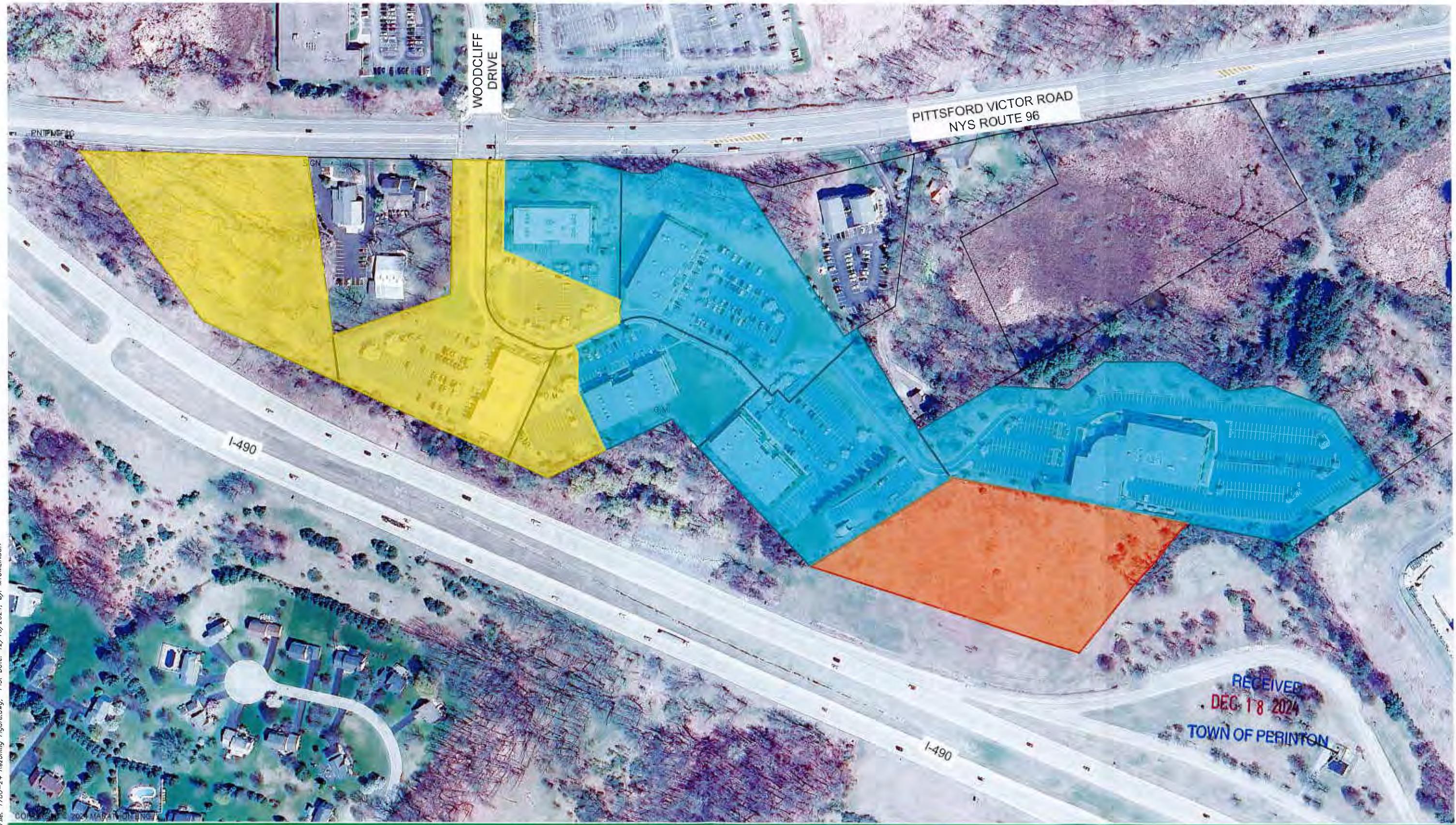
Project Area

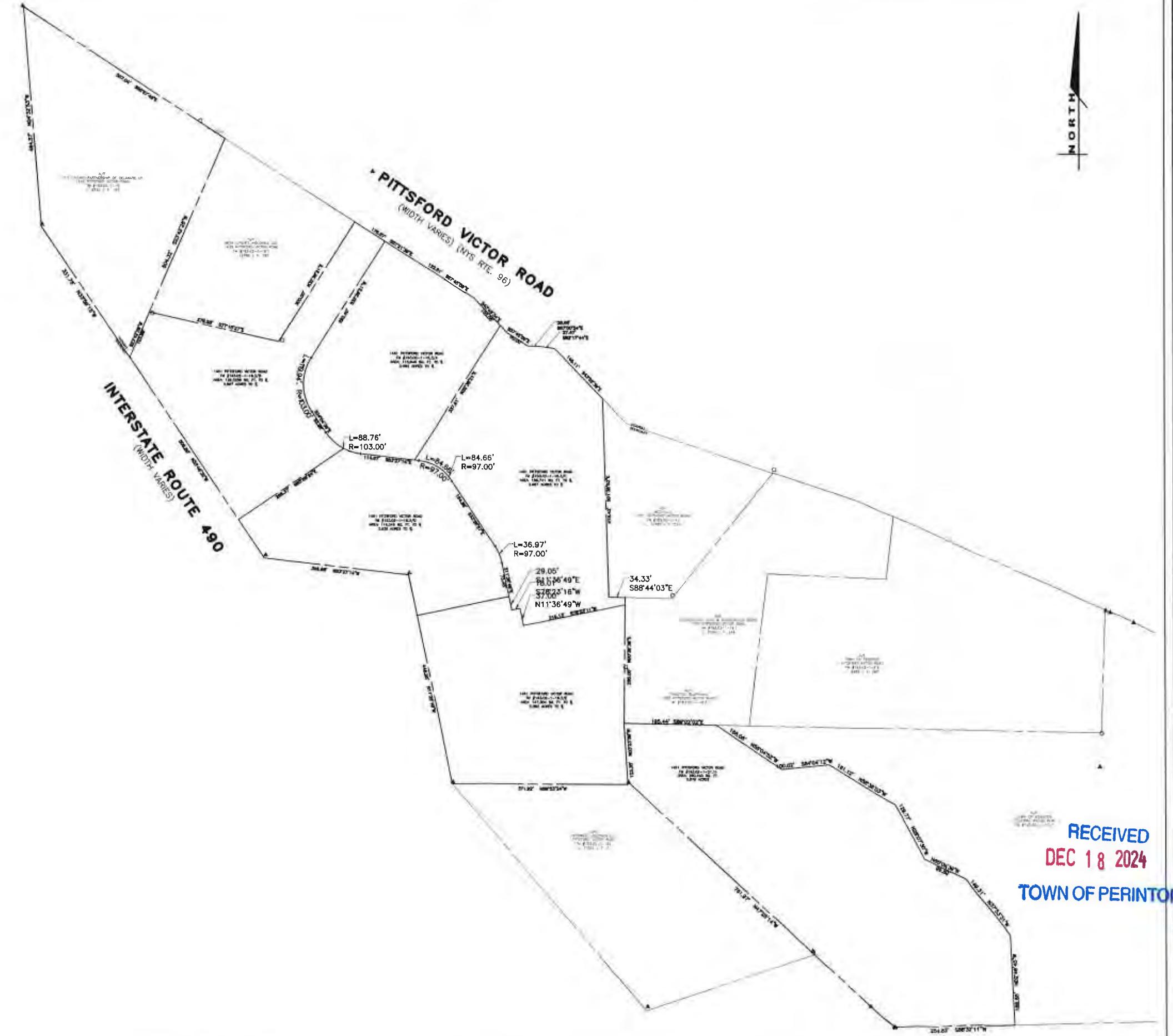
WillowBrook Office Park
Town of Perinton





I - INDUSTRIAL ZONED LANDS TO BE REZONED TO
RB-RESTRICTED BUSINESS
AREA = 29.1± ACRES





MARATHON
ENGINEERING
ROCHESTER, NEW YORK
100 LASSEN DRIVE
P.O. BOX 27700
MARATHON, NY 14604
645 LASSEN ROAD, SUITE 6
THORNTON, NY 14873
800-234-2333
www.marathoneng.com

INSTRUMENT SURVEY
for
THE PLACE at WILLOWBROOK
CHRISTA DEVELOPMENT CORP.

1407-1451 PITTSDORF-VICTOR ROAD
TOWN OF PERINTON
TOWN OF NEW YORK
STATE OF NEW YORK

JOB NO.	1780-24
SCALE	1"=100'
DRAWN	MY
DATE: 12/17/24	
REVISIONS	

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RECEIVED DEC 18 2024
TOWN OF PERINTON

DRAFT

DRAWING TITLE	INSTRUMENT SURVEY FOR REZONING
IS-1.0	IS-1.0

Suggested Description for Lands at

Tax Account #193.02-1-19, 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, 193.02-1-122, and 193.02-1-21.11.

All that tract of parcel of land being part of Town Lot 49 in the Town of Perinton, County of Monroe and State of New York, being more particularly described as follows:

BEGINNING at a point at the northwest corner of land now or formerly owned by The Uniland Partnership of Delaware, LP (TM#193.02-1-19), said point being on the south highway boundary line of Pittsford-Victor Road (NYS Route 96, Variable Width) and the easterly highway boundary line of Interstate 490 (Variable Width). Thence;

1. South 56°57'48" East, continuing along the southerly highway boundary of Pittsford-Victor Road (NYS Route 96) for a distance of 507.04 feet to a point; Thence,
2. South 23°42'26" West, along the westerly line of lands now or formerly belonging to Meta Upstate Holdings, LLC (TM #193.02-1-18.2) for a distance of 400.00 feet to a point; Thence
3. South 77°15'27" East, for a distance of 279.58 feet to a point; Thence
4. North 32°38'21" East, for a distance of 300.00 feet to a point on the southerly highway boundary of Pittsford-Victor Road; Thence
5. South 57°21'39" East, along the southerly highway boundary of Pittsford-Victor Road for a distance of 175.57 feet to a point; Thence
6. South 57°45'59" East, continuing along the southerly highway boundary of Pittsford-Victor Road for a distance of 122.81 feet to a point; Thence
7. South 43°46'34" East, continuing along the southerly highway boundary of Pittsford-Victor Road for a distance of 103.06 feet to a point; Thence
8. South 57°45'59" East, continuing along the southerly highway boundary of Pittsford-Victor Road for a distance of 50.00 feet to a point; Thence
9. South 87°00'54" East, continuing along the southerly highway boundary of Pittsford-Victor Road for a distance of 28.66 feet to a point; Thence
10. South 82°17'44" East, continuing along the southerly highway boundary of Pittsford-Victor Road for a distance of 27.47 feet to a point; Thence
11. South 43°52'39" East, continuing along the southerly highway boundary of Pittsford-Victor Road for a distance of 146.11 feet to a point, said point being on the westerly line of lands now or formerly belonging to MCCH LLC (TM #193.02-1-17); Thence
12. South 1°38'52" East, along the westerly line of said lands now or formerly belonging to MCCH LLC for a distance of 418.42 feet to a point; Thence
13. South 88°44'08" East, for a distance of 34.33 feet to a point, said point being on the westerly line of lands now or formerly belonging to Christopher Felix (TM #193.02-1-16.1); Thence
14. South 0°39'31" West, for a distance of 270.54 feet to a point; Thence
15. South 89°02'02" East, along the southerly line of lands now or formerly belonging to R-Net Corp. (TM #193.02-1-16.2) for a distance of 195.44 feet to a point; Thence

16. South 56°04'52" East, for a distance of 166.06 feet to a point; Thence
17. North 84°04'12" East, for a distance of 100.02 feet to a point; Thence
18. South 58°38'03" East, for a distance of 161.12 feet to a point; Thence
19. South 28°07'30" East, for a distance of 129.77 feet to a point; Thence
20. South 65°08'39" East, for a distance of 99.89 feet to a point; Thence
21. South 37°53'31" East, for a distance of 149.31 feet to a point; Thence
22. South 2°46'45" East, for a distance of 188.65 feet to a point, said point being on the easterly highway boundary of Interstate 490 (Variable Width); Thence
23. South 88°32'11" West, along the easterly highway boundary of Interstate 490 for a distance of 254.64 feet to a point; Thence
24. North 47°25'14" West, continuing along the easterly highway boundary of Interstate 490 for a distance of 235.92 feet to a point, said point being on the westerly line of lands now or formerly belonging to Interwest Holdings I, LLC (TM # 193.02-1-122); Thence
25. South 71°18'15" West, for a distance of 368.67 feet to a point; Thence
26. North 40°46'31" West, continuing along the easterly highway boundary of Interstate 490, for a distance of 627.00 feet to a point; Thence
27. North 11°36'49" West, continuing along the easterly highway boundary of Interstate 490 for a distance of 448.95 feet to a point; Thence
28. North 83°27'14" West, continuing along the easterly highway boundary of Interstate 490 for a distance of 306.66 feet to a point; Thence
29. North 33°26'54" West, 244.21, continuing along the easterly highway boundary of Interstate 490 for a distance of 244.21 feet to a point; Thence
30. North 34°04'39" West, continuing along the easterly highway boundary of Interstate 490 for a distance of 264.60 feet to a point; Thence
31. South 23°42'26" West, continuing along the easterly highway boundary of Interstate 490 for a distance of 0.44 feet to a point; Thence
32. North 33°59'15" West, continuing along the easterly highway boundary of Interstate 490 for a distance of 331.76 feet to a point; Thence
33. North 4°32'53" West, continuing along the easterly highway boundary of Interstate 490 for a distance of 464.57 feet to a point, said point being the POINT AND PLACE OF BEGINNING.

Intending to describe a parcel of land containing 1,264,094.219 SQ.FT / 29.02 Acres and being comprised of Tax Account #193.02-1-19, 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, 193.02-1-122, and 193.02-1-21.11.

MONROE COUNTY CLERK'S OFFICE
County Clerk's Recording Page



✓

Return To:

ARTHUR F DOBSON JR
PARNINO COOPER & DOBSON
6225 SHENDAN DRIVE SUITE 100
WILLIAMSVILLE NY 14221

Index DEEDS
Book 09330 Page 0152
No. Pages 0004
Instrument DEED
Date : 6/30/2000
Time : 3:13:00
Control # 200006301007

1407 PARTNERSHIP

UNILAND PARTNERSHIP OF DELAWAR
E LP

TT# TT 0000 021446
Employee ID BC

MORTGAGE TAX

		MORTGAGE AMOUNT	\$	.00
FILE FEE-S	\$ 26.75			
FILE FEE-C	\$ 8.25			
REC FEE	\$ 12.00			
	\$.00			
TRANS TAX	\$ 2,400.00			
MISC FEE-C	\$ 5.00			
	\$.00			
	\$.00			
	\$.00			
Total:	\$ 2,452.00	Total	\$	.00

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

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

TRANSFER AMT \$	600,000.00
TRANSFER TAX \$	2,400.00

Maggie Brooks, County Clerk



0093300152

75
\$2400.00

BARGAIN AND SALE DEED

THIS INDENTURE, made the 28 day of June, 2000

BETWEEN 1407 PARTNERSHIP, a New York general partnership with an office at 250 Willowbrook Office Park, Fairport, New York 14450, grantor, and

THE UNILAND PARTNERSHIP OF DELAWARE L.P., a Delaware limited partnership having an office at University Corporate Centre, 100 Corporate Parkway, Suite 500, Amherst, New York 14226, grantee,

WITNESSETH, that the grantor, in consideration of One Dollar (\$1 00) lawful money of the United States and other good and valuable consideration paid by the grantee, does hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PERINTON, COUNTY OF MONROE AND STATE OF NEW YORK, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1407 Pittsford Victor Road, Fairport, New York

Tax Map No.: 193.02-1-19

Tax Mailing Address: 100 Corporate Parkway Ste 500 Amherst Ny 14226
TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises,

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

SUBJECT to all easements, agreements, liens, restrictions, covenants, and encumbrances of record

BEING and hereby intending to convey the same premises conveyed to the grantor by Deed recorded in the Monroe County Clerk's Office on June 1, 1989 in Liber 7669 of Deeds, page 123.

AND the grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid

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

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

IN PRESENCE OF

1407 PARTNERSHIP

By

Name

Its

Charles N. Mills

Partner

STATE OF NEW YORK

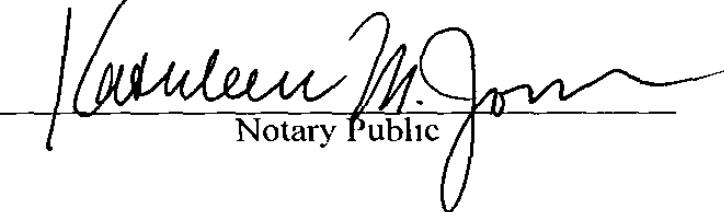
)

COUNTY OF MONROE

) SS

)

On the 28 day of June, in the year 2000 before me, the undersigned, personally appeared CHARLES N. MILLS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument



Notary Public

KATHLEEN M. JONES
Notary Public, State of New York
No. 01J04854252
Qualified in Monroe County
Certificate Filed in Monroe County
Commission Expires March 3, 2002

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in Town Lot 49, Township 12, Range 4, Town of Perinton, County of Monroe, State of New York, as shown on a map entitled, "1407 Partnership, 1407 Pittsford-Victor Road, Instrument Survey", prepared by Costich Engineering, having drawing number 459-41, dated 12/29/99, being bounded and described as follows:

Beginning at the northwest corner of land owned now or formerly by 1407 Partnership, at a point on the south highway boundary line of Pittsford-Victor Road (NYS Route 96) and the easterly highway boundary line of Interstate 490, thence

- 1.) S $56^{\circ} -57' -48''$ E, along the aforesaid southerly line, a distance of 507 04 feet to a point, also being the northwest corner of land now or formerly owned by Timothy H & William C, Jr Forester, having Tax Account Number 093 020-1-018 2, thence
- 2.) S $23^{\circ} -42' -26''$ W, along the westerly property line of aforesaid Forester property, a distance of 504 32 feet to a point on the aforesaid easterly Interstate 490 boundary; thence
- 3.) N $33^{\circ} -59' -15''$ W, along the aforesaid easterly highway boundary line, a distance of 331.76 feet to a point, thence
- 4.) N $04^{\circ} -32' -53''$ W, along the aforesaid easterly highway boundary line, a distance of 464 57 feet to the point of beginning. Containing 3 766 acres of land

MONROE COUNTY CLERK'S OFFICE

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

ROCHESTER, NY

Receipt # 583366

Index DEEDS

Book 11032 Page 9

Return To:

SUSAN HASSINGER
 C/O UNILAND DEVELOPMENT CO
 100 CORPORATE PARKWAY SUITE 500
 AMHERST, NY 14226-

No. Pages : 5

Instrument DEED OTHER

Date : 08/19/2011

Time : 11:27:08AM

Control # 201108190262

PEOPLE OF THE STATE OF NEW YORK

TT # TT0000000936

INTERWEST HOLDINGS LLC

Ref 1 #

Employee : CJTa

COUNTY FEE TP584	\$	5.00
MISCELLANEOUS COUNTY FEE	\$	0.00
COUNTY FEE NUMBER PAGES	\$	20.00
RECORDING FEE	\$	45.00
RP5217 COUNTY FEE	\$	9.00
RP5217 STATE EQUAL ADDIT FEE	\$	241.00
STATE FEE TRANSFER TAX	\$	1,208.00

Total	\$	1,528.00
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State of New York

MONROE COUNTY CLERK'S OFFICE

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

TRANSFER AMT

TRANSFER AMT \$302,000.00

TRANSFER TAX \$1,208.00

CHERYL DINOLFO
 MONROE COUNTY CLERK



Record and return to:

Susan Hassinger
c/o Uniland Development Co.
100 Corporate Parkway - Suite 500
Amherst, NY 14226

Proceeding 3032
Interstate Route Connection 580 (490)
Bushnell Basin - Victor Interchange
Town of Perinton
County of Monroe
Map 4-C, Parcel 56
Surplus Property Case No. 04-III-787

DEED

This deed, made the 12th day of July, 2010, between

THE PEOPLE OF THE STATE OF NEW YORK, acting by and through Honorable Stanley Gee, the Acting Commissioner of Transportation of the State of New York, with offices at 50 Wolf Road, POD 41, Albany, New York 12232, Grantors, and

INTERWEST HOLDINGS I, LLC, a limited liability company with offices at 100 Corporate Parkway, Suite 500, Amherst, New York 14226, Grantee,

WITNESSETH

WHEREAS the Grantors acquired title in fee in and to certain property in the Town of Perinton, County of Monroe more particularly described as Parcel No. 31 on Map No. 21, which map is entitled "Interstate Route 580 (490), Bushnell Basin to Victor Interchange" and which was filed in the Monroe County Clerk's Office on March 1, 1968;

WHEREAS the Commissioner of Transportation has determined, pursuant to the authority granted by Section 30, Subdivision 18, of the Highway Law, that the hereinafter-described parcel, being a portion of Parcel No. 31, may be sold on terms beneficial to the State; and

NOW, THEREFORE, in consideration of the sum of THREE HUNDRED TWO THOUSAND and NO/100 DOLLARS (\$302,000.00), lawful money of the United States, and pursuant to the authority granted to the Commissioner of Transportation by Section 30,

2011 AUG 19 AM 11:30
MONROE COUNTY CLERK

Subdivision 18, of the Highway Law, the Grantors do hereby remise, release and quitclaim unto the Grantee, its successors and assigns forever:

ALL THAT PIECE OR PARCEL OF PROPERTY hereinafter designated as Parcel No. 56 on Map No. 4-C, being part of Town Lot 49, Township 12, Range 4, situate in the Town of Perinton, County of Monroe, State of New York and described as follows:

PARCEL NO. 56

BEGINNING at an angle point on the northerly highway boundary line of the existing Interstate Route Connection 580 (490) (Bushnell Basin - Victor Interchange) F.I.S.H. 67-10, said point also being the southwest property corner of Uniland Partnership of Deleware LP (reputed owner), said point being westerly $372\pm$ feet, measured at right angles from baseline station 5+88± on the back tangent extended forward of the hereinafter described 2008 survey baseline for the conveyance of right of way for Interstate Route Connection 580 (490) (Bushnell Basin - Victor Interchange) F.I.S.H. 67-10; thence easterly along said northerly highway boundary line $371\pm$ feet to a point at it's intersection with the northeasterly highway boundary line of Interstate Route Connection 580 (490) (Bushnell Basin - Victor Interchange) F.I.S.H. 67-10, said point being westerly $41\pm$ feet, measured at right angles from baseline station 6+09±; thence southeasterly along said northeasterly highway boundary line $527\pm$ feet to a point, said point being easterly $28\pm$ feet, measured at right angles from baseline station 11+32±; thence through the property of the People of The State of New York the following two (2) courses and distances: (1) South $71^\circ-18'-15''$ West, $370\pm$ feet to a point, said point being westerly $317\pm$ feet measured at right angles from baseline station 9+97±; thence (2) North $40^\circ-46'-31''$ West, $627\pm$ feet to the point of beginning, being 173,388 square feet or 3.980 acres more or less.

Being a portion of the property acquired by the People of The State of New York in fee, without right of access to and from abutting property, by virtue of the above referenced Parcel No. 31 on Map No. 21, which was filed in the Monroe County Clerk's Office on March 1, 1968.

RESERVING, however, to the People of the State of New York, their successors and assigns forever, the right to restrict and control access along the following two (2) courses and distances: (1) South $71^{\circ}18'15''$ West, $370\pm$ feet, (2) North $40^{\circ}46'31''$ West, $627\pm$ feet.

The above mentioned 2008 survey baseline is a portion of the 2008 survey baseline for the conveyance of State property as shown on a map and plan on file in the Office of the State Department of Transportation and described as follow:

BEGINNING at Station 1+00; thence S $05^{\circ}14'58''$ E to Station 5+55.60; thence S $40^{\circ}03'04''$ E to Station 12+35.11.

All bearing referred to TRUE NORTH at the $78^{\circ}35'00''$ MERIDIAN OF WEST LONGITUDE (NAD 1983)

The Grantee accepts this deed with the understanding that it, its successors and assigns will be prohibited from any access between the above-described premises conveyed by Parcel No. 56 on Map No. 4-C and the following two (2) courses and distances: (1) South $71^{\circ}18'15''$ West, $370\pm$ feet, (2) North $40^{\circ}46'31''$ West, $627\pm$ feet.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed by their duly authorized representative and the seal of the New York State Department of Transportation to be hereunto affixed.



THE PEOPLE OF THE STATE OF NEW YORK

BY: STANLEY GEE
Acting Commissioner of Transportation

BY: Mary E. Marocco
MARY MAROCCO
Director, Office of Real Estate
Department of Transportation

State of New York)
) ss.:
County of Albany)

On the 12th day of July in the year 2010 before me, the undersigned, personally appeared Mary E. Marocco, 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.

Linda J. Swartz
Notary Public, State of New York

LINDA J. SWARTZ
Notary Public, State of New York
No. 6037586
Residing in Columbia County
Commission Expires February 22, 2014

Approved as to form
and manner of execution.

ANDREW M. CUOMO
ATTORNEY GENERAL

By: Lisa H. Baum
Lisa H. Baum
Associate Attorney

Tax Account No.: Not assigned

Property Address: Pittsford-Victor Road, Fairport, New York

Tax Billing Address: 100 Corporate Parkway
Amherst, NY 14226

MONROE COUNTY CLERK'S OFFICE
County Clerk's Recording Page

Index DEEDS
Book 09330 Page 0156
No. Pages 0005
Instrument DEED
Date : 6/30/2000
Time : 3:13:00
Control # 200006301010

Return To:

ARTHUR F DOBSON JR
PARNINO COOPER & DOBSON
6225 SHENDAN DRIVE SUITE 100
WILLIAMSVILLE NY 14221

WILLOWBROOK

UNILAND PARTNERSHIP OF DELAWAR
E LP

TT# TT 0000 021447
Employee ID BC

MORTGAGE TAX

FILE FEE-S	\$	26.75	MORTGAGE AMOUNT	\$	.00
FILE FEE-C	\$	8.25			
REC FEE	\$	15.00	BASIC MORTGAGE TAX	\$	.00
	\$	.00			
TRANS TAX	\$	56,800.00	SPEC ADDIT MTG TAX	\$	.00
MISC FEE-C	\$	5.00			
	\$	.00	ADDITIONAL MTG TAX	\$	.00
	\$	.00			
	\$	.00	Total	\$	.00
Total:	\$	56,855.00			

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

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

TRANSFER AMT \$	14,200,000.00
TRANSFER TAX \$	56,800.00

Maggie Brooks, County Clerk



09330156

BARGAIN AND SALE DEED

*TG
\$56,800⁰⁰*
THIS INDENTURE, made the 28 day of June, 2000

BETWEEN WILLOWBROOK, a New York general partnership with an office at 250 Willowbrook Office Park, Fairport, New York 14450, grantor, and

THE UNILAND PARTNERSHIP OF DELAWARE L.P., a Delaware limited partnership having an office at University Corporate Centre, 100 Corporate Parkway, Suite 500, Amherst, New York 14226, grantee,

WITNESSETH, that the grantor, in consideration of One Dollar (\$1 00) lawful money of the United States and other good and valuable consideration paid by the grantee, does hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE IN THE TOWN OF PERINTON, COUNTY OF MONROE AND STATE OF NEW YORK, AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1451 Pittsford Victor Road, Fairport, New York
Tax Map Nos.: 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

Tax Mailing Address: 100 Corporate Parkway, Ste 500 Amherst NY 14226
TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises;

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

SUBJECT to all easements, agreements, liens, restrictions, covenants, and encumbrances of record

BEING and hereby intending to convey the same premises conveyed to the grantor by Deed recorded in the Monroe County Clerk's Office on November 13, 1986 in Liber 7014 of Deeds, page 7.

AND the grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid

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

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

IN PRESENCE OF:

WILLOWBROOK

By _____
Name Charles N. Mills
Its Partner

STATE OF NEW YORK)
COUNTY OF MONROE)
) SS.:
)

On the 28 day of June, in the year 2000 before me, the undersigned, personally appeared CHARLES N. MILLS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

Kathleen M. Jones
Notary Public

KATHLEEN M. JONES
Notary Public, State of New York
No. 01JO4854252
Qualified in Monroe County
Certificate Filed in Monroe County
Commission Expires March 3 2002

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in Part of Town Lot 49, Township 12, Range 4, Town of Perinton, County of Monroe, State of New York, all as shown on a map entitled, "Willowbrook Office Park, 1451 Pittsford-Victor Road, Instrument Map", prepared by Costich Engineering, having drawing number 253-671, dated 1/13/00 being more particularly bounded and described as follows

Beginning at a point on the southerly right-of-way line of Pittsford-Victor Road, New York State Route 96, said point being the northwest property corner of the Willowbrook Office Park and the northeast property corner of lands now or formerly owned by 1433 PRC Corp, having Tax Account Number 193 020-01-018 2, thence

1.) S 57° -21'-39" E, along the southerly highway boundary line of Pittsford-Victor Road (NYS Route 96), a distance of 175 57 feet to a point, thence

2) S 57° -45'-59" E, along the aforesaid highway boundary line, a distance of 122 81 feet to a point, thence

3) S 43° -46'-34" E, along the aforesaid highway boundary line, a distance of 103 06 feet to a point, thence

4) S 57° -45'-59" E, along the aforesaid highway boundary line, a distance of 50 00 feet to a point, thence

5.) S 87° -00'-54" E, along the aforesaid highway boundary line, a distance of 28 66 feet to a point; thence

6) S 82° -17'-44" E, along the aforesaid highway boundary line, a distance of 27 47 feet to a point, thence

7) S 43° -52'-39" E, along the aforesaid highway boundary line, a distance of 146 11 feet to a point, also being the northeast property corner of Willowbrook Office Park and the northwest property corner of lands now or formerly owned by Robert J. Matthews, having Tax Account Number 193 020-01-018 1, thence

8) S 00° -38'-52" E, along the westerly property line of the aforesaid Matthews property, a distance of 418 42 feet to a point, thence

9) S 88° -44'-03" E, along the southerly property lines of the aforesaid Matthews property, a distance of 34 33 feet to a point, also being the northwest property corner of lands now or formerly owned by Richard Oakleaf, having Tax Account Number 193 020-01-016 1, thence

10) S 0° -39'-36" W, along the westerly property lines of aforesaid Oakleaf property and lands now or formerly owned by R-Net Corp, having Tax Account Number 193 020-01-016 2, a distance of 270 54 feet to a point, thence

- 11.) S 03° -23'-59" E, along the northerly highway boundary line of Interstate Route 490, a distance of 123 35 feet to a point, thence
- 12) N 89° -53'-24" W, along the aforesaid highway boundary line, a distance of 371 36 feet to a point, thence
- 13.) N 11° -36'-49" W, along the aforesaid highway boundary line, a distance of 448 95 feet to a point, thence
- 14) N 83° -27'-14" W, along the aforesaid highway boundary line, a distance of 306 66 feet to a point, thence
- 15) N 33° -26'-54" W, along the aforesaid highway boundary line, a distance of 244 21 feet to a point; thence
- 16) N 34° -04'-39" W, along the aforesaid highway boundary line, a distance of 264 60 feet to a point, said point also being the southeasterly property corner of land now or formerly owned by 1407 Partnership, having Tax Account Number 193 020-01-019, thence
- 17.) N 23° -42'-26" E, along the easterly property line of the aforesaid lands of 1407 Partnership, a distance of 103 88 feet to a point, thence
- 18) S 77° -15'-27" E, along the southerly property line of the aforesaid lands of 1433 PRV Corp., a distance of 279 58 feet to a point. thence
- 19.) N 32° -38'-21" E, along the easterly property line of the aforesaid lands of 1433 PRV Corp . a distance of 300 00 feet to the point of beginning Containing 15 298 acres of land

MONROE COUNTY CLERK'S OFFICE

ROCHESTER, NY

THIS IS NOT A BILL. THIS IS YOUR RECEIPT

Receipt # 610180

Index DEEDS

Book 11053 Page 546

Return To:

HARRIS BEACH PLLC
 99 GARNSEY ROAD
 PITTSFORD, NY 14534-

No. Pages : 4

Instrument DEED OTHER

Date : 10/20/2011

Time : 12:56:35PM

COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

Control # 201110200543

UNILAND DEVELOPMENT CORPORATION

TT # TT0000003880

Ref 1 #

Employee : DianeA

COUNTY FEE TP584	\$	5.00
MISCELLANEOUS COUNTY FEE	\$	0.00
COUNTY FEE NUMBER PAGES	\$	15.00
RECORDING FEE	\$	45.00
RP5217 COUNTY FEE	\$	9.00
RP5217 STATE EQUAL ADDIT FEE	\$	241.00
STATE FEE TRANSFER TAX	\$	0.00

Total	\$	315.00
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State of New York

TRANSFER AMT

MONROE COUNTY CLERK'S OFFICE

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

TRANSFER AMT

\$1.00

CHERYL DINOLFO
 MONROE COUNTY CLERK



BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, made this 18th day of October, 2011, between the **COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation having a mailing address of 8100 CityPlace, 50 West Main Street, Rochester, New York 14614 ("Grantor") and **UNILAND DEVELOPMENT CORPORATION**, a New York corporation having an address of 100 Corporate Parkway, Amherst, New York 14226 ("Grantee").

WITNESSETH:

That the Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant and release unto the Grantee, its successors and assigns forever, all right title and interest of the Grantor in and to the following:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Perinton, County of Monroe and State of New York, more particularly described on Exhibit A attached hereto and made a part hereof.

Being and hereby intending to convey part of the same premises conveyed to the Grantor herein by a deed dated March 27, 2000 and recorded in the Monroe County Clerk's Office April 12, 2000 in Liber 9296 of Deeds, at page 164.

SUBJECT TO all easements, covenants and restrictions of record.

Property Address: 1451 Pittsford-Victor Road, Perinton, New York 14534

Tax Account No.: 193.02-1-21.11

Tax Billing Address: 100 Corporate Parkway, Suite 500, Amherst, New York 14226

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever.

AND THE GRANTOR COVENANTS that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever. The Grantor covenants further that, in compliance with Section 13 of the Lien Law, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

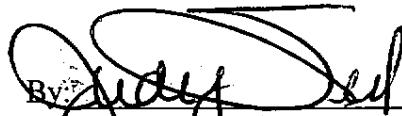
21 OCT 20 PM 2:56
MONROE COUNTY CLERK
RECORDED

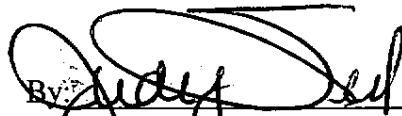
THIS CONVEYANCE does not render the Grantor insolvent and is not made in defraud of creditors.

THIS CONVEYANCE is made in the ordinary course of Grantor's business and does not constitute all or substantially all of the assets of the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered as of the day and year first above written.

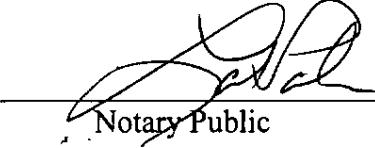
**COUNTY OF MONROE INDUSTRIAL
DEVELOPMENT AGENCY**



By: 
Name: Judy A. Seil
Its: Executive Director

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the 18th day of October 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared **Judy A. Seil**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Lori A. Palmer
Notary Public, State of New York
Qualified in Monroe County
Commission Expires May 31, 2015

EXHIBIT A

WILLOWBROOK 600

**DESCRIPTION OF LANDS TO BE CONVEYED TO
WILLOWBROOK II, L.L.C.**

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, being part of Tax Parcel I D No 193 020-01-021 1, all as shown on a map entitled, "Willowbrook 600 Subdivision Map", prepared by Costach Engineering, dated 2/22/00, having drawing number 1736-02 and being more particularly bounded and described as follows

Commencing at a concrete right-of-way monument on the southerly right-of-way line of Pittsford-Victor Road (NYS Route 96 - R O W Varies), said point being the common northerly property corner of Tax Parcel I D No 193 020-01-015 and Tax Parcel I D No 193-020-01-021 1, thence

- A N 66°-48'-47" W, a distance of 63 61 feet along the southerly right-of-way line of Pittsford-Victor Road to a concrete right-of-way monument, thence
- B S 01°-56'-23" W, a distance of 259 06 feet to a point, thence
- C N 89°-02'-02" W, a distance of 813 78 feet to a point, said point being the true point and place of beginning
 - 1.) S 56°-04'-52" E, a distance of 166 06 feet to a point, thence
 - 2.) N 84°-04'-12" E, a distance of 100 02 feet to a point, thence
 - 3.) S 58°-38'-03" E, a distance of 161 12 feet to a point, thence
 - 4.) S 28°-07'-30" E, a distance of 129 77 feet to a point, thence
 - 5.) S 65°-08'-39" E, a distance of 99 89 feet to a point, thence
 - 6.) S 37°-53'-31" E, a distance of 149 31 feet to a point, thence
 - 7.) S 02°-46'-45" E, a distance of 188 65 feet to a point, thence
 - 8.) S 88°-32'-11" W, a distance of 254 63 feet to a point, thence
 - 9.) N 47°-25'-14" W, a distance of 761 97 feet to a point; thence
 - 10.) N 03°-23'-59" W, a distance of 123 35 feet to a point, thence
 - 11.) S 89°-02'-02" E, a distance of 195 44 feet to the point and place of beginning

Intending to describe a parcel containing 5 979 acres of land

Together with the benefits and subject to the burdens of that Access Easement executed and delivered by and between Willowbrook and Willowbrook II, LLC and recorded in the Monroe County Clerk's Office on even date herewith in Liber _____ of Deeds, at page _____.