

# BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

June 12, 2014

City Council / Planned Unit Development Committee  
City of Canandaigua  
2 North Main Street  
Canandaigua, NY 14424

**Re: The Cottages @ Canandaigua  
P.U.D. Rezoning Application**

**2154RWCC**

Attn: David Whitcomb, Chair

Dear Council Representatives:

On behalf of Riedman-Wegman Joint Venture, we are pleased to submit a P.U.D. Rezoning application to the City of Canandaigua PUD Committee. Enclosed are three (3) copies of the following application materials:

- Rezoning Application; Project Plans; Full Environmental Assessment Form; and Supplemental Project Information

We have also enclosed the required \$5,000 P.U.D. application fee, as well as a digital copy of the application.

The proposal is for the Rezoning of the 20.9 acre parcel to a Planned Unit Development (PUD) for the construction of sixty (60) 'for-sale', detached dwelling units. The property is currently zoned R-1A and is located on the north side of Bristol Street opposite the West Street / Bristol Street intersection. The western property line is the common municipal boundary limit between the City and Town of Canandaigua.

The project site was previously approved in 2012 for development of 34 single-family lots under the clustering provisions of the City's Zoning Code. That proposal included City dedicated roads and utilities, but was not constructed due to marketability concerns of the owner.

The property is adjacent to the existing Hammocks at Canandaigua apartment community, which is currently under construction. Access to the proposed Cottage's project will be provided by connection to the Town dedicated Cornell Road / West Avenue Extension, which were completed as part of the Hammocks project construction.

As referenced in our application materials, the proposed residences will include a targeted market toward an empty-nester and career professional demographic profile, will be a

combination of one and 2-story homes with single car garages, and will include both a 'front entry / garage' orientation and a 'courtyard entry' orientation, as depicted schematically on the Sketch Plan.

The project's overall design intent is to create an aesthetically pleasing orientation of units to create an attractive streetscape with landscaped greens, as well as the development of desirable relationships of outdoor spaces between homes and common open space. The project also includes natural surface trail amenities through open space areas with linkages to the adjacent Hammocks at Canandaigua trails, clubhouse and central parklands.

The roads and common open space lands to serve the project will be privately owned and maintained by an association of home owners. Therefore, the City of Canandaigua will have no maintenance costs or responsibilities for these improvements.

A traffic update has been included with the application materials to reflect the projected traffic for the project that was originally prepared in 2012 for the combined Hammocks and 34 lot Cottages proposal.

We have also included references to the City of Canandaigua's 2012 Comprehensive Plan update in our application materials, which support the proposal. Of specific reference is the City of Canandaigua's stated goal to encourage increased density and diversity of housing in the consideration of new residential projects. There was also a reference in the Comprehensive Plan of an average lot size/density factor for new constructed homes in the last 30 years of a 10,000 square foot average. This would allow for approximately 91 lots on the property using that lot size as a basis.

On April 17, 2014, we met informally with the P.U.D. Committee and received favorable support for the proposal. We are requesting to appear on your June 19, 2014 meeting agenda, and look forward to addressing your initial review comments.

Thank you for your consideration of this application.

Sincerely,  
BME ASSOCIATES

Robert J. Cantwell

RJC:blr

Encl.

c: Jerry Watkins; Riedman-Wegman Joint Venture  
Jay Wegman; Riedman-Wegman Joint Venture  
Jerry Goldman; Woods Oviatt Gilman, LLP

**Re-Zoning Application Materials,  
Project Narrative & SEQR Documentation for  
Planned Unit Development (PUD)**

pertaining to

**The Cottages @ Canandaigua  
Residential Community**

**City of Canandaigua • Ontario County • New York**

*Prepared for:*

Riedman-Wegman Joint Venture  
45 East Avenue  
Rochester, New York 14604

*Prepared by:*

**BME** | ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 Lift Bridge Lane East  
Fairport, New York 14450

Project No. 2154RWCC

June 12, 2014

## **Table of Contents**

- A. Project Overview
- B. Survey Map and Legal Description of Lands to be Re-zoned
- C. PUD Sketch Plan (full scale)
- D. Project Plans
  - Existing Conditions Plan (half scale)
  - PUD Sketch Plan Render (half scale)
  - PUD Utility & Drainage Plan (half scale)
  - Aerial Tax Map Exhibit (project site)
  - Context Aerial Exhibit (surrounding area)
- E. Full SEQR Environmental Assessment Form
- F. Supplemental Information/Appendices
  - 1. R-1A Conventional Zoning Exhibit (half scale)
  - 2. 34 Single Family Lot Cottages @ Canandaigua Site Plan, dated August, 2012 (half scale)
  - 3. NYSDEC Natural Heritage Program letter, dated November 8, 2005
  - 4. NYSDEC Environmental Resource Map
  - 5. Wetlands Determination letter from the U.S. Army Corps of Engineers, dated January, 23, 2013
  - 6. NYSOPRHP letter, dated September 7, 2007
  - 7. SHPO Archeological Sensitive Areas Map
  - 8. 2014 Traffic Study Update
  - 9. Conceptual Architectural Representations & Intent

---

## **A. Project Overview**

---

# **Project Overview**

## **Introduction**

Located on the easterly side of the City/Town municipal line, adjacent to The Hammocks at Canandaigua (Town of Canandaigua), the subject property is approximately 20.9 acres in size, currently zoned R-1A and is presently vacant. Along the south edge of the project boundary, existing road frontage of the property is Bristol Street (City of Canandaigua). Near the southeastern portion of the site, Cornell Road (an existing Town of Canandaigua dedicated road) will provide access to both the existing Hammocks project and The Cottages development. On two previous occasions, (November 27<sup>th</sup>, 2007 and November 15<sup>th</sup>, 2012) the subject property obtained subdivision approval for thirty-four (34) single-family lots, utilizing the same point of access.

The Applicant proposes Re-zoning of the subject parcel from R-1A Residential to Planned Unit Development (PUD), to develop sixty (60) 'for-sale' detached dwelling units. The attached PUD Sketch Plan depicts an overall development plan that has prioritized the preservation of outstanding natural topography and existing drainage patterns, and would function as a complimentary transition of land use to/from the adjacent City residential parcels and the Town land occupied by the Hammocks project. The proposed plan has been developed to be consistent with the intent and stated goals of the City of Canandaigua's 2013 Comprehensive Plan Update, and the objectives of the City of Canandaigua's Planned Unit Development District.

The following narrative provides technical data to support the proposed action, and includes a preliminary analysis of water supply, sanitary sewer, site access and traffic, stormwater management, wetlands, and the property's relation to New York State Natural Heritage and New York State Historic Preservation Office archeological sensitive areas.

## **Method and Timetable for Development**

The proposed Re-zoning will utilize the provisions set forth in the City of Canandaigua Zoning Code Article XII, Planned Unit Developments. Additionally, the method of the PUD review procedure shall be governed by the parameters set forth in City Law §850-124, Application procedure and zoning approval process, which defines the prescribed timeframes and referrals.

Upon City Council acceptance of the application, it is understood that Sketch Plan referrals to the City Planning Commission and Ontario County Planning Board will be made, and subsequently reviewed by the City Manager, before a Re-zoning decision is to be rendered by the City Council. Upon Re-zoning, Site Plan and Subdivision approval will be required by the Planning Commission through a two-step process under the provisions of the PUD review and approval process.

The proposed development will be completed as a multi-phase project and it is anticipated that construction of the first phase of development will begin immediately

after all approvals are obtained. Subsequent phases of construction will be completed based upon market demand.

### **Project Need and Justification**

The applicant is proposing to Re-zone the subject property to allow for the development of a single-family residential community marketed towards a non-age restricted, senior and professional demographic profile. The purpose is to provide a housing option to meet the stated goals of the City's 2013 Comprehensive Plan Update, including consistency with objectives of the City's Planned Unit Development District. Examples of these references are cited below:

#### **City of Canandaigua Comprehensive Plan Update 2013**

##### **4. Goals** (pg. 13)

###### **2. *Housing***

*Provide opportunities for a variety of residential uses that will integrate new development into existing neighborhoods by reflecting the architectural style and siting characteristics of those neighborhoods.*

###### **7. *Environment***

*Protect the natural environment to ensure the long-term health and economic vitality of the community.*

##### **5. Citywide Concerns**

###### **5.2 *Housing***

###### **5.2.3 *Recommendations*** (pg. 23)

###### **2. *Increase density in the remainder of the undeveloped residential districts.***

*There is less than 100 acres of available residential land remaining in the city. To maximize the potential of this land, and create traditional urban neighborhoods, an increase in residential density should be considered when subdividing this vacant land. While lots developed over the last 30 years have averaged 10,000 square feet, older neighborhoods in the city have been very attractively built with 6,000-8,000 square foot lots.*

## **City of Canandaigua Municipal Code**

### ***Article XII. Planned Unit Developments***

#### ***§850-120. Statement of intent and objectives.***

##### ***A. Intent***

- (1) “[...] provide flexible land use and design regulations [...] so that small to large scale neighborhoods may be developed within the City that incorporate a variety of residential types [...] This article specifically encourages innovations in residential development so that the growing demands for housing at all economic levels may be met by a greater variety in type, design, and siting dwellings and by the conversion and more efficient use of land in such developments.*

##### ***B. Objectives***

- (1) A greater choice in the types of environment, occupancy tenure (e.g., cooperatives, individual ownership, cottage, leasing), types of housing, lot sizes and community facilities available to existing and potential City residents at all economic levels;*
- (2) More usable open space and recreation areas [...];*
- (3) The preservation of trees, outstanding natural topography and geologic features and prevention of soil erosion;*
- (4) A creative use of land and related physical development which allows an orderly transition of land [...];*
- (5) An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering housing costs;*
- (6) A development pattern in harmony with the objectives of the comprehensive plan;*
- (7) A more desirable environment than would be possible through the strict application of other articles of this chapter.*

For the City's consideration, the following statements are in response to the criteria the Planning Commission and City Council is required to consider regarding the Re-zoning of the subject parcel to the Planned Unit Development District (as expressed in City Code §850-124.D):

***§850-124. Application procedure and zoning approval process.***

*D. Factors for consideration. The City Council's decision whether to approve the sketch plan and designate the area as a planned unit development (PUD) district shall include, but is not limited to, the following considerations:*

*(1) Adequacy and arrangement of pedestrian traffic access and circulation including intersections, road widths, channelization structures and traffic controls;*

Vehicular access to The Cottages neighborhood will be from Cornell Road which is an existing Town of Canandaigua dedicated road that was constructed with The Hammocks at Canandaigua development. A private road will connect to the easterly side of the intersection of Cornell Road and West Street and continue into the site which includes the City specified width of 24' and incorporates a 2.5' concrete gutter on one side of the road. The total width for a majority of road will be 26.5', meeting the required minimum of 26' width required by the Fire Code for New York State.

*(2) Adequacy and arrangement of pedestrian traffic access and circulation including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic, and pedestrian convenience;*

The Sketch Plan has been developed to prioritize consideration of pedestrian amenities, including street trees, open space, and courtyard trails and sidewalks. Controlling vehicular speeds by way of a common green and limiting the lengths of straight intervals of road will help foster pedestrian awareness. The clustered arrangement of residences creates courtyard scenarios that will be designed and connected by means of sidewalk/trail surfaces that will be determined through the final design process.

*(3) Location, arrangement, appearance and sufficiency of off-street parking and loading;*

Each residence will have an attached one-car garage which has been setback 25' from the edge of pavement, providing two off-street parking spaces: one included in the garage and one located in the driveway. As well as the two spaces/residence, five visitor parking blocks provide an additional 13 spaces throughout the development.

*(4) Location, arrangement, size and design of buildings, lighting and signs;*

The intent of the Sketch Plan is to promote an overall sense of a walkable neighborhood that is designed for human scale. The residences will be no taller than two-stories in height, contain two or three bedrooms per residence, and have been arranged in two general load scenarios: front-load cluster and rear-load cluster. The structures have been situated at a minimum of 25' from the edge of pavement and maintain a minimum of 12' between structures. A summary of the proposed bulk standards is provided in #12 (below). Additional information pertaining to schematic architectural intent (schematic elevations and load type scenarios) is provided in the appendices.

Street lighting will be implemented throughout the site that will be harmonious to the lighting in The Hammocks project, and will be a dark-sky compliant, decorative post-top luminaire with an approximate mounting height of 14'. These fixtures will utilize type II or III roadway distribution and situated so there will be little-to-no illumination spill over property boundaries.

Project entrance signage monumentation is to be located near the intersection of Cornell Road and West Street. Overall design will be determined through the final design process, but will be generally consistent with existing signage in The Hammocks community.

*(5) Relationship of the various uses to one another and their scale;*

The Cottages at Canandaigua is a residential community that has been developed with sensitivity to adjacent and surrounding units regarding private outdoor spaces, front entries, porches, and orientation to open space and view sheds, incorporating walk out basements for a portion of the site.

*(6) Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or a noise deterring buffer between adjacent uses and adjoining lands;*

The Sketch Plan depicts a schematic landscape layout showing general locations of landscaping intent. An emphasis on the utilization of native plant materials will be considered. Use of existing tree massings, in addition to the proposed plantings, will assist in the buffering of adjacent parcels.

*(7) In the case of apartment houses or multiple dwellings, the adequacy of useable open space for playgrounds and informal recreation;*

Albeit the proposal does not include apartment units or multiple dwellings, the Sketch Plan depicts approximately 75% open space, which includes ±8.9 AC of common open space lands that will be owned and maintained by an association of owners. The open space will complement the amenities (community

clubhouse/gardens, swimming pool, exercise facility and open space) provided in the adjacent 200 multi-family unit Hammocks at Canandaigua project, which is also owned by the project sponsor. The Hammocks' amenities are intended to be available for use by future residents of The Cottages project. Proposed natural surface trails will link the open space areas and courtyards, ultimately connecting to existing trails located in the Hammocks development, creating a congruent network of trails between the two developments.

*(8) Adequacy of stormwater and sanitary waste disposal facilities;*

Upon initial investigation, there are adequate capacities for both stormwater and sanitary waste disposal for the project. Please refer to the PUD Utilities & Drainage Plan for schematic utility and stormwater layout. Further specified information is included in the subsequent Provisions of Utilities section.

*(9) Adequacy of structures, roadways and landscaping in areas with moderate to high susceptibility to flooding and ponding and/or erosion;*

The Sketch Plan's clustered arrangement was developed to prioritize the preservation of a majority of the eastern (lower) portion of the site. The private road network was designed to minimize the amount of earthwork required by utilizing the upper portions of the property for the location of roads and residences, accentuating and enhancing the existing drainage pattern through the use of bio-retention areas, ultimately draining to the stormwater management facility. Disturbed slopes will be immediately seeded after grading.

*(10) Protection of adjacent properties against noise, glare, unsightliness, or other objectionable features;*

Existing tree massing on the property will be minimally impacted by the proposed layout. Utilization of these massings will assist in buffering of adjacent parcels to the north, east and southeast. The Sketch Plan depicts a variety of proposed shade and evergreen trees along the western boundary that will complement the existing trees that have recently been planted with The Hammocks project.

*(11) Overall environment impact;*

The Sketch Plan's efficient use of land will help to reduce the amount of required infrastructure, earthwork and overall impact on the site while providing 75% of the site as green space. The arrangement of development on the western and central portion of the site will help to reduce environmental impact and improve environmental quality through the use of green infrastructure practices (swales, bio-retention areas and rain gardens) along with providing future residents of the neighborhood a common open space.

Existing community services include: the City of Canandaigua’s School District; public protection served by the Canandaigua Police Department and Ontario County Sherriff; fire and emergency services rendered by Canandaigua Fire Rescue and Canandaigua Emergency Rescue; and close proximity to Canandaigua Lake State Marine Park and Kershaw Park to the south, Frank Baker Park, Overlook Lane Park and Richard P. Outhouse Memorial Park to the north. All of these services are understood to have sufficient aptitudes for the proposed development.

*(12) Conformance with other goals of the City which may have been stated in the zoning resolutions or the City Comprehensive Plan.*

In an attempt to create a more desirable neighborhood, the Plan balances open space and home sites which clusters development on a portion of the site. The proposed density (2.9 units/AC) is consistent with the City of Canandaigua’s Comprehensive Plan recommendations for future housing developments of vacant land, (§5.2.3, pg. 23, City of Canandaigua 2013 Comprehensive Plan Update) in addition to corresponding with the stated general requirements for planned unit developments (§850-121.E City Code).

Below is a table that outlines the variations of bulk and density regulations between the existing R-1A Residential District and the proposed Planned Development District:

<b>City of Canandaigua Zoning District Bulk Standards</b>		
	<b>R-1A Residential (Single Family Detached)</b>	<b>Proposed Planned Unit Development PUD Standards</b>
Min. Lot Size	17,000 SF	N/A
Min. Lot Width	85’	N/A
Min. Lot Depth	175’	N/A
Min. Yards:		
Front	35’	25’ (to private road e.o.p.)
Side (minimum/total)	12’ / 30’	12’ (between residences)
Rear	75’	25’ (to property boundary)
Max. Building Height	35’	±35’ *
Max. Building Coverage of Lot	20%	N/A
Open Space / Green Space	N/A	±75%
Density (Units/AC)	0.33	2.9

\* A maximum building height of 60’ for a PUD District is established in §850-123 of the City of Canandaigua Municipal Code

## **Provisions for Utilities**

### **Water Supply**

The development will be served by public water provided by the City of Canandaigua. A new 8" DIP watermain will be extended through the development to serve the proposed residences. The calculated average daily demand is 15,000 gpd based on a rate of 250 gpd/unit for each residence.

### **Sanitary Sewer**

The development will be served by an 8" PVC SDR-35 gravity sanitary sewer extended from an existing stub at the municipal line that was constructed with Phase 1 of The Hammocks at Canandaigua project. All residences will have a gravity service lateral that will be constructed with 4" PVC SDR-21. The estimated sewer flow from the development is 15,000 gpd, which includes the sixty (60) units estimated at 250 gpd/unit. The capacity in the existing sewer was verified during the review of the sanitary sewer for the Hammocks at Canandaigua project.

We have reviewed Addendum #2 to the Sanitary Sewer Capacity Analysis Engineer's Report for The Hammocks at Canandaigua prepared by BME Associates, dated October 12, 2012. The existing sanitary sewer system is capable of conveying the additional flows generated from the 60 units (additional 26 units from the previous approved plans). Based on calculations, the existing sewer has an excess of +/-3 GPM of capacity and the analysis also included consideration for future development to the west of the project site, which was directed by and approved by the Ontario County Department of Public Works.

### **Traffic and Access**

Traffic generated from the proposed development will be distributed through the existing roadway network serving the City and Town of Canandaigua. Access for The Cottages at Canandaigua is proposed from Cornell Road and West Street. Cornell Road and West Street are both Town of Canandaigua dedicated roads and were constructed with The Hammocks at Canandaigua. Cornell Road will terminate at the Town/ City municipal boundary and a private road will be extended to serve the 60 units within the project.

A traffic impact study was performed by Stantec in March 2011, which included the 34 Patio homes within The Cottages of Canandaigua and an additional lot located to the west of The Hammocks property that remains undeveloped. The traffic impact study has since been updated by Stantec in June 2014 for the 60 units and has been included in the appendices. It is within Stantec's purview that the proposed change in density and use will have no impact on adjacent roadway system as it is consistent with prior approved and projected levels of traffic to be generated by development.

## **Stormwater Management**

Stormwater runoff will be analyzed as part of a comprehensive stormwater management plan that will be developed per the City of Canandaigua Design and Construction Standards and the regulations set forth by the New York State Department of Environmental Conservation (NYSDEC) and its General Permit GP-0-10-001. Stormwater management facilities will be designed to provide and meet the required detention and water quality volumes to discharge runoff at rates at or below the existing run-off rates. The development of the property will also include 'green infrastructure' design elements to treat the stormwater runoff, which may include conservation of natural areas, riparian buffers/filter strips, tree planting, disconnection of rooftop runoff, rain gardens, and bio-retention areas. Final design will include calculations and a detailed analysis of the stormwater management design.

A comprehensive construction erosion control plan and Stormwater Pollution Prevention Plan (SWPPP) will also be developed to control erosion and silt runoff and provide water quality treatment both during and after construction. The construction erosion control plans will be prepared in conformance with NYSDEC GP-0-10-001 and the New York State Standards and Specifications for Erosion and Sediment Control. A sequence of construction will be identified for the implementation of the various measures to be employed by the owner and contractor. Typical measures to be implemented include stabilized construction entrances, silt fences, stone check dams, sediment traps, inlet protection and rock outlet protection. The project's final design will include notes, and details regarding the proposed construction erosion control plan.

## **Wetlands**

A wetland delineation report was conducted and submitted to the Army Corps of Engineers by BME Associates in September 2012. It was determined that the two wetland areas ( $\pm 1.4$  total acres) drain into existing tributaries. Given its adjacency and hydrologic function with regard to Waters of the U.S., it was the opinion of BME Associates that the two delineated wetlands are regulated under Section 404 of the Clean Water Act, and therefore under the jurisdiction of U.S. Army Corps of Engineers. A letter of response from the USACE, dated January 23, 2013, accepted the wetland delineation, (Application number 2013-00054) and will remain valid for five (5) years. A copy of this letter and resulting Jurisdictional Determination form have been included in the appendices.

### **New York State Natural Heritage**

A letter dated November 8, 2005 from the NYSDEC Natural Heritage Program indicates no record of rare or state-listed animals or plants, significant natural communities or other significant habitats, on, or in, the immediate vicinity of the site. A copy of the letter and a recent copy of a map obtained from the NYSDEC Environmental Resource Mapper have been included in the appendices.

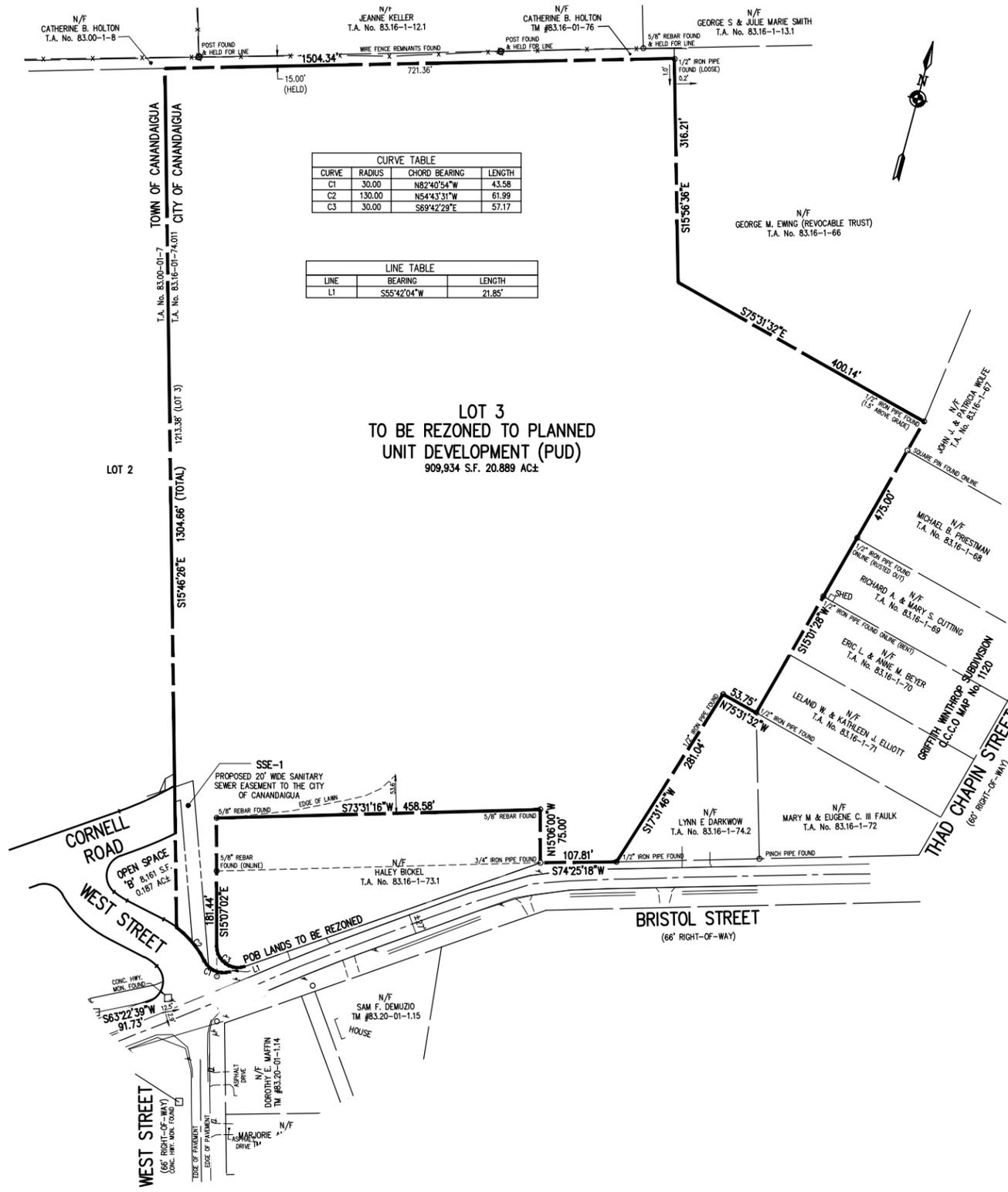
### **Archeological Sensitive Areas**

A letter dated September 7, 2007 from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) indicating that the development area will have no adverse impact upon historic properties in or eligible for inclusion in the State and National Historic Registers of Historic Places has been included in the appendices as well as a recent copy of map obtained from the NYSHPO GIS-Public Access database.

---

## **B. Survey Map & Legal Description of Lands to be Re-Zoned**

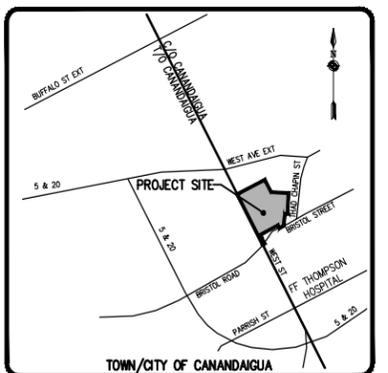
---



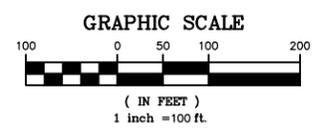
CURVE TABLE			
CURVE	RADIUS	CHORD BEARING	LENGTH
C1	30.00	N82°40'54"W	43.58
C2	130.00	N54°43'31"W	61.99
C3	30.00	S89°42'28"E	57.17

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°42'04"W	21.85'

**LOT 3  
TO BE REZONED TO PLANNED  
UNIT DEVELOPMENT (PUD)**  
909,934 S.F. 20.889 AC±



**LOCATION MAP**  
NOT TO SCALE



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

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

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
PHONE 585-277-5860  
FAX 585-277-5899  
10 LIFT BRIDGE LANE EAST  
CANANDAIGUA, NY 14608  
WWW.BMEFCO.COM

**THE COTTAGES AT CANANDAIGUA**  
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
REMAN, RESHAW, JOINT VENTURE  
45 EAST AVENUE, 2ND FLOOR  
ROCHESTER, NY 14604

**REZONING PLAN**

**LEGEND**

	REZONING LIMITS
	PROPOSED LOT LINE
	CENTERLINE
	SETBACK LINE
	PROPERTY MARKER FOUND
	CONCRETE HIGHWAY MONUMENT FOUND
	WOOD FENCE POST FOUND
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED SURVEY MONUMENT

PROJECT	REZONING PLAN
LOCATION	THE COTTAGES AT CANANDAIGUA
CLIENT	REMAN, RESHAW, JOINT VENTURE
DRAWING TITLE	REZONING PLAN
PROJECT MANAGER	R.J. CANTWELL
PROJECT SURVEYOR	D.N. ZACHARIAS
DRAWN BY	G.D. BELL
SCALE	DATE ISSUED
1" = 100'	JUNE 2014
PROJECT NO.	2154RWCC
DRAWING NO.	01

Proposed Description of Lands to be  
Rezoned to Planned Unit Development (PUD)

ALL THAT TRACT OR PARCEL OF LAND containing 20.889 acres more or less, situate in the Phelps and Gorham Purchase, Township 10, Range 3, Town Lot 31, City of Canandaigua, County of Ontario, and State of New York, as shown on the drawing entitled "The Cottages At Canandaigua, Rezoning Plan," prepared by BME Associates, having drawing number 2154RWCC-01 and dated June 2014 and being more particularly bounded and described as follows:

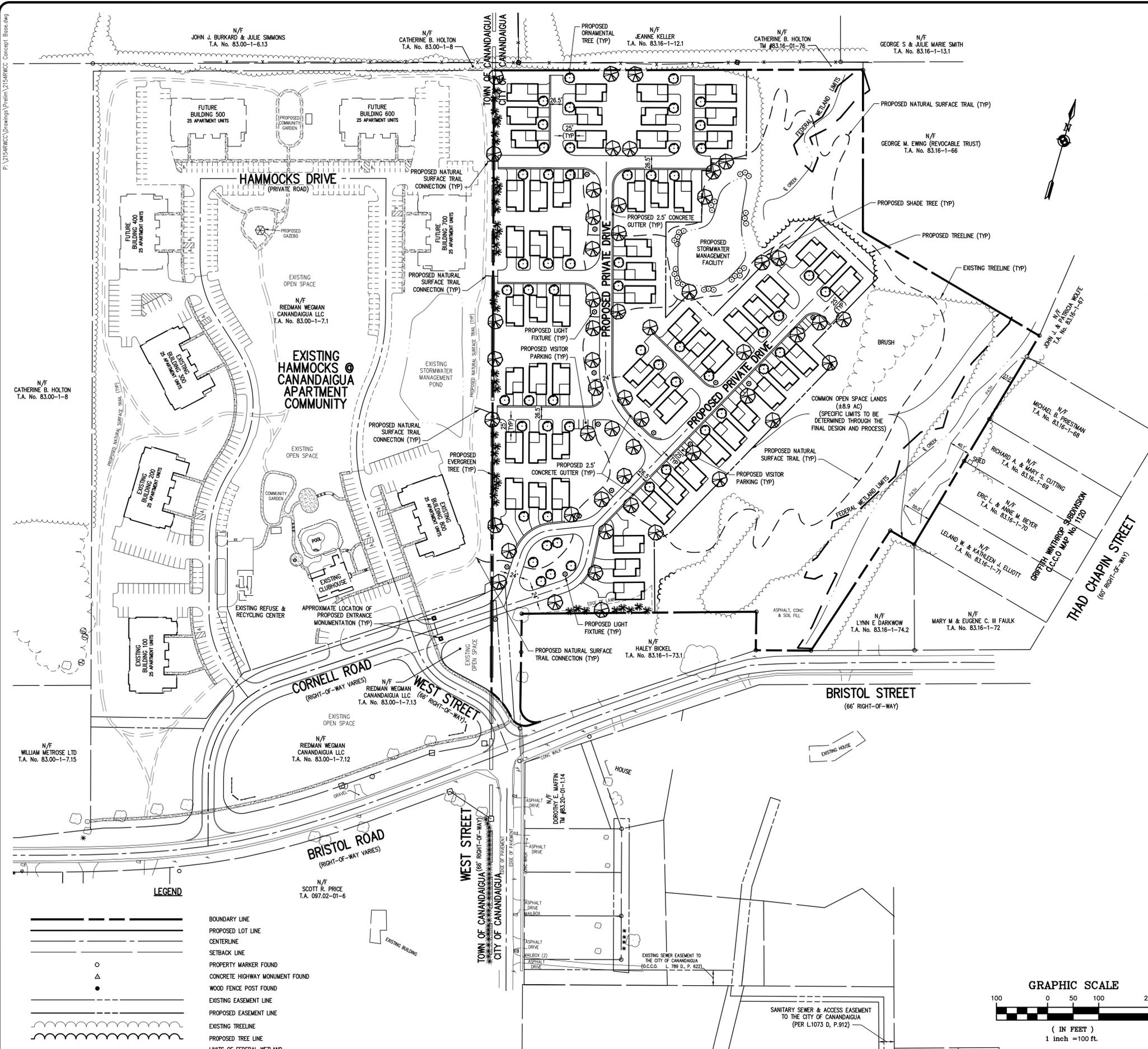
Beginning at the southwesterly corner of lands now or formerly of Haley Bickel (T.A. No. 83.16-01-73.1), said point also being on the northerly right-of-way line of Bristol Street (66' Right-of-Way); thence

1. S 55°42'04" W, a distance of 21.85 feet to a point; thence
2. Northwesterly, along a tangent curve to the right, having a radius of 30.00 feet and a chord bearing of N 82°40'54" W, a distance of 43.58 feet to a point; thence
3. Northwesterly, along a reverse curve to the left, having a radius of 130.00 feet and a chord bearing of N 54°43'31" W, a distance of 61.99 feet to a point; thence
4. N 15°46'26" W, a distance of 1213.38 feet to a point; thence
5. N 73°53'08" E, a distance of 721.36 feet to a point; thence
6. S 15°56'36" E, a distance of 316.21 feet to a point; thence
7. S 75°31'32" E, a distance of 400.14 feet to a point; thence
8. S 15°01'28" W, a distance of 475.00 feet to a point; thence
9. N 75°31'32" W, a distance of 53.75 feet to a point; thence
10. S 17°31'46" W, a distance of 281.04 feet to a point; thence
11. S 74°25'18" W, a distance of 107.81 feet to a point; thence
12. N 15°06'00" W, a distance of 75.00 feet to a point; thence
13. S 73°31'16" W, a distance of 458.58 feet to a point; thence
14. S 15°07'02" E, a distance of 181.44 feet to a point; thence
15. Southeasterly, along a tangent curve to the left, having a radius of 30.00 feet and a chord bearing of S 69°42'29" E, a distance of 57.17 feet to the Point Of Beginning.

---

## **C. PUD Sketch Plan (full scale)**

---



**REFERENCES:**

1. A MAP ENTITLED "THE HAMMOCKS @ CANANDAIGUA, FINAL SUBDIVISION PLAN" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 32637.
2. A MAP ENTITLED "SURVEY: LANDS TO BE CONVEYED BY: GRIFFITH J. WINTHROP, M.D., PREPARED BY ANDERSON ROBERTS ENGINEERS & SURVEYORS, HAVING DRAWING No. 488-A, DATED DECEMBER 1969.
3. AN ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION, ABSTRACT No. 3900-15, DATED SEPTEMBER 21, 2004.
4. A DOCUMENT PREPARED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS TITLED "STREET DEDICATIONS, RECEIVED FROM COUNTY ARCHIVES AUGUST 22, 1988".
5. A PLAN ENTITLED "LANDS OF CHARLES NORMAND, CONVEYANCE MAP", PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2154-03 AND LAST REVISED SEPTEMBER 29, 2005.

**PLANT KEY**

- ⊗ SHADE TREES:  
MAPLE, OAK, HORNBEEAM, RIVER BIRCH, ELM, BLACK GUM, THORNLESS HONEYLOCUST
- ⊙ ORNAMENTAL TREES:  
SERVICEBERRY, REDBUD, DOGWOOD, HAWTHORN
- ⊛ EVERGREEN TREES:  
WHITE FIR, WHITE SPRUCE, BLUE SPRUCE, WHITE PINE
- ⊕ SHRUBS:  
CHOKEBERRY, DOGWOOD, SPICE BUSH, ELDERBERRY, VIBURNUM, NANNYBERRY

**NOTES:**

1. SITE AREA: 20.9 ACRES±
2. EXISTING ZONING: R-1A RESIDENTIAL
3. PUD PLANNED ZONING: PUD PLANNED UNIT DEVELOPMENT
4. PROPOSED ZONING: 60 'FOR SALE' DETACHED DWELLING UNITS
5. LOT STANDARDS:
 

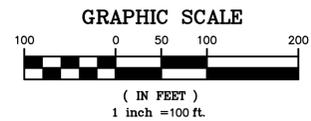
	REQUIRED	PROPOSED
MINIMUM LOT AREA	17,000 S.F.	N/A
MINIMUM LOT WIDTH @ SETBACK	85'	N/A
MINIMUM LOT DEPTH	175'	N/A

YARD SETBACKS:

	REQUIRED	PROPOSED
FRONT	35'	25' (TO PRIVATE ROAD E.O.P.)
SIDE	12' MIN./30' TOTAL	12' (BETWEEN RESIDENCES)
REAR	75'	25' (TO PROPERTY BOUNDARY)

MAXIMUM BUILDING HEIGHT: 35' \*  
 OPEN SPACE / GREEN SPACE: ±75%  
 MAXIMUM DENSITY: 0.33 UNITS/AC ± 2.9 UNITS/AC

\* A MAXIMUM BUILDING HEIGHT OF 60' FOR A PUD DISTRICT ESTABLISHED IN §850-123 OF THE CITY OF CANANDAIGUA MUNICIPAL CODE.
6. UTILITY INFORMATION:  
 PUBLIC SANITARY SEWER: CITY OF CANANDAIGUA  
 PUBLIC WATER: CITY OF CANANDAIGUA  
 PRIVATE UTILITIES: ROCHESTER GAS & ELECTRIC  
 TIME WARNER CABLE  
 FRONTIER TELEPHONE
7. BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360597 0001 C THE SUBJECT PROPERTY IS NOT WITHIN A RECOGNIZED 100 YEAR FLOODPLAIN.
8. WETLANDS WERE DELINEATED BY BME ASSOCIATES IN AUGUST 2012.
9. COMMON OPEN SPACE LANDS TO BE PLACED IN A CONSERVATION EASEMENT AND TO BE OWNED AND MAINTAINED BY AN ASSOCIATION OF OWNERS. SPECIFIC LIMITS TO BE DETERMINED THROUGH THE FINAL DESIGN AND APPROVAL PROCESS.



**LEGEND**

	BOUNDARY LINE
	PROPOSED LOT LINE
	CENTERLINE
	SETBACK LINE
	PROPERTY MARKER FOUND
	CONCRETE HIGHWAY MONUMENT FOUND
	WOOD FENCE POST FOUND
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING TREELINE
	PROPOSED TREE LINE
	LIMITS OF FEDERAL WETLAND

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

NO.	REVISIONS	DATE	BY

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
PHONE 585-977-7500  
FAX 585-977-7505  
10 JEFF BRIDGE LANE EAST  
CANANDAIGUA, NY 14604  
WWW.BMEARC.COM

**THE COTTAGES AT CANANDAIGUA**  
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
RIEDMAN WEGMAN UNIT 1507  
45 EAST AVENUE, 2ND FLOOR  
ROCHESTER, NY 14604

**PUD SKETCH PLAN**

PROJECT	LOCATION	CLIENT	DRAWING TITLE
THE COTTAGES AT CANANDAIGUA	CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK	RIEDMAN WEGMAN UNIT 1507 45 EAST AVENUE, 2ND FLOOR ROCHESTER, NY 14604	PUD SKETCH PLAN

PROJECT MANAGER	DATE
RJ CANTWELL	
PROJECT ENGINEER	DATE
JL SWEDROCK	
DRAWN BY	DATE
MT DAMICO	
SCALE	DATE ISSUED
1" = 100'	MAY 2014
PROJECT NO.	2154RWCC
DRAWING NO.	02

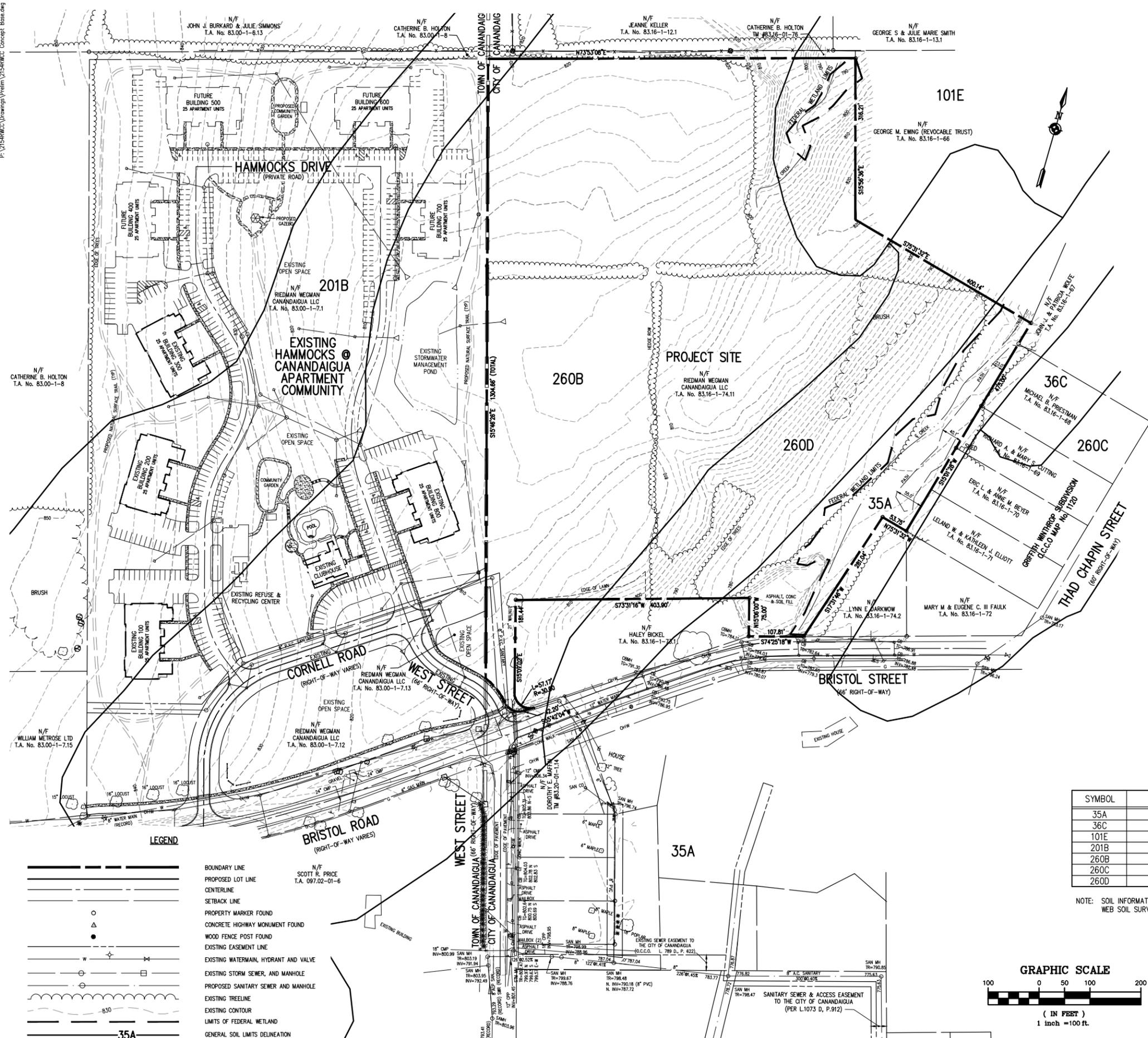
PHILIPS & GORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31 TAX ACCOUNT NUMBER 083.016-001-074.011  
COPYRIGHT © 2014 BME Associates

---

## **D. Project Plans**

---

- **Existing Conditions Plan (half scale)**
  - **PUD Sketch Plan Render (half scale)**
  - **PUD Utility & Drainage Plan (half scale)**
  - **Aerial Tax Map Exhibit (project site)**
  - **Context Aerial Exhibit (surrounding area)**
-



**NOTES:**

1. SITE AREA: 20.9 ACRES±
2. EXISTING ZONING: R-1A RESIDENTIAL
3. PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
4. UTILITY INFORMATION:  
 PUBLIC SANITARY SEWER: CITY OF CANANDAIGUA  
 PUBLIC WATER: CITY OF CANANDAIGUA  
 PRIVATE UTILITIES: ROCHESTER GAS & ELECTRIC  
 TIME WARNER CABLE  
 FRONTIER TELEPHONE
5. BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360597 0001 C, THE SUBJECT PROPERTY IS NOT WITHIN A RECOGNIZED 100 YEAR FLOODPLAIN.
6. WETLANDS WERE DELINEATED BY BME ASSOCIATES IN AUGUST 2012.

**REFERENCES:**

1. A MAP ENTITLED "THE HAMMOCKS @ CANANDAIGUA, FINAL SUBDIVISION PLAT" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 32637.
2. A MAP ENTITLED "SURVEY: LANDS TO BE CONVEYED BY: GRIFFITH J. WINTHROP, M.D.", PREPARED BY ANDERSON ROBERTS ENGINEERS & SURVEYORS, HAVING DRAWING No. 488-A, DATED DECEMBER 1969.
3. AN ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION, ABSTRACT No. 3900-15, DATED SEPTEMBER 21, 2004.
4. A DOCUMENT PREPARED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS TITLED "STREET DEDICATIONS, RECEIVED FROM COUNTY ARCHIVES AUGUST 22, 1988".
5. A PLAN ENTITLED "LANDS OF CHARLES NORMAND, CONVEYANCE MAP", PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2154-03 AND LAST REVISED SEPTEMBER 29, 2005.

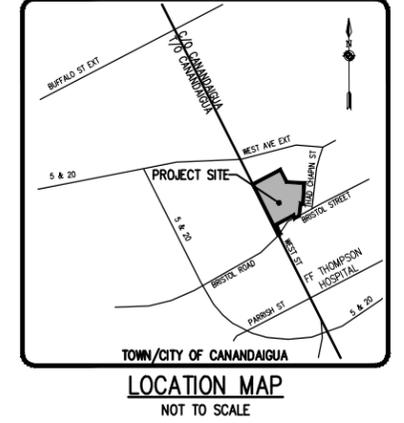
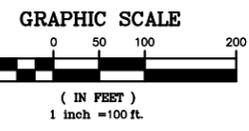
**SURVEY NOTES:**

1. PARCEL SUBJECT TO AN EASEMENT TO ROCHESTER GAS & ELECTRIC CORPORATION ALONG BRISTOL ROAD PER LIBER 357 OF DEEDS, PAGE 437.
2. THE BEARING BASE SHOWN HEREON IS FROM THE PLAN NOTED IN REFERENCE 1.
3. PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR USE OF A FOOT PATH AS SHOWN HEREON.
4. PARCEL MAY BE SUBJECT TO THE RIGHTS OF OTHERS FOR THE LAWN AREA AS SHOWN HEREON.
5. THE TOWN AND CITY LINE WAS ESTABLISHED THROUGH THIS PROPERTY BY PROJECTING THE WESTERLY RIGHT-OF-WAY LINE OF WEST STREET NORTHERLY. THE DOCUMENT PROVIDED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS FOR THE DETERMINATION OF STREET WIDTHS (REF. 3) INDICATES THAT WEST STREET IS AN "EXTERNAL BOUNDARY STREET" AND ALL EXTERNAL BOUNDARY STREETS HAVE A WIDTH OF 4 R.O.S (66'), AS ESTABLISHED ON MARCH 25, 1794. THE NORTH END OF THE LINE WAS CONTROLLED THROUGH THE USE OF AERIAL PHOTOGRAPHS AND SUBDIVISION ROAD AND LOT ALIGNMENTS ALONG ARLINGTON PARK, NORTH OF BUFFALO STREET EXTENSION.
6. THE TOWN AND CITY LINE AS SHOWN NORTH OF THIS PROPERTY IS FROM THE PLAN NOTED IN REFERENCE 13 AND APPROXIMATELY AS SHOWN ON TAX MAPS.

**SOIL LEGEND**

SYMBOL	SOIL TYPE AND DOMINANT SLOPE RANGE	SOIL TYPE
35A	Odessa silt loam, 0-6% slopes	C/D
36C	Schoharie silty clay loam, 8-15% slopes	C/D
101E	Honeoye silt loam, 25-35% slopes	C
201B	Lima loam, 3-8% slopes	C/D
260B	Cayuga silt loam, 3-8% slopes	C/D
260C	Cayuga silt loam, eroded 8-15% slopes	C/D
260D	Cayuga silt loam, eroded 15-25% slopes	C/D

NOTE: SOIL INFORMATION WAS OBTAINED FROM THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.



**LEGEND**

	BOUNDARY LINE
	PROPOSED LOT LINE
	CENTERLINE
	SETBACK LINE
	PROPERTY MARKER FOUND
	CONCRETE HIGHWAY MONUMENT FOUND
	WOOD FENCE POST FOUND
	EXISTING EASEMENT LINE
	EXISTING WATERMAIN, HYDRANT AND VALVE
	EXISTING STORM SEWER, AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	EXISTING TREELINE
	EXISTING CONTOUR
	LIMITS OF FEDERAL WETLAND
	GENERAL SOIL LIMITS DELINEATION

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

REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2		
1		

**BME ASSOCIATES**  
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
 10 LITTLY BRIDGE LANE EAST  
 SUITE 1400  
 ROCHESTER, NY 14604  
 PHONE: (585) 977-7580  
 FAX: (585) 977-7589  
 WWW.BMEFC.COM

**THE COTTAGES AT CANANDAIGUA**  
 CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
 REDMAN WEGMAN CANANDAIGUA LLC  
 45 EAST AVENUE, 2ND FLOOR  
 ROCHESTER, NY 14604

**EXISTING CONDITIONS PLAN**

PROJECT	DATE
LOCATION	
CLIENT	
DRAWING TITLE	

PROJECT MANAGER	DATE
RJ CANTWELL	
PROJECT ENGINEER	DATE
JL SWEDROCK	
DRAWN BY	DATE
MT DAMICO	
SCALE	DATE ISSUED
1" = 100'	MAY 2014
PROJECT NO.	
2154RWCC	
DRAWING NO.	
05	

# COURTYARD ENTRY - REAR LOAD SCENARIO (TYP)



### REFERENCES:

1. A MAP ENTITLED "THE HAMMOCKS @ CANANDAIGUA, FINAL SUBDIVISION PLAT" AS FILED IN THE ONTARIO COUNTY CLERK'S OFFICE AT MAP No. 32637.
2. A MAP ENTITLED "SURVEY: LANDS TO BE CONVEYED BY: GRIFFITH J. WINTHROP, M.D.", PREPARED BY ANDERSON ROBERTS ENGINEERS & SURVEYORS, HAVING DRAWING No. 488-A, DATED DECEMBER 1969.
3. AN ABSTRACT OF TITLE PREPARED BY MONROE TITLE INSURANCE CORPORATION, ABSTRACT No. 3900-15, DATED SEPTEMBER 21, 2004.
4. A DOCUMENT PREPARED BY THE CITY OF CANANDAIGUA DEPARTMENT OF PUBLIC WORKS TITLED "STREET DEDICATIONS, RECEIVED FROM COUNTY ARCHIVES AUGUST 22, 1988".
5. A PLAN ENTITLED "LANDS OF CHARLES NORMAN, CONVEYANCE MAP", PREPARED BY BME ASSOCIATES, HAVING DRAWING NUMBER 2154-03 AND LAST REVISED SEPTEMBER 29, 2005.

### PLANT KEY

- SHADE TREES:**  
MAPLE, OAK, HORNBEEAM, RIVER BIRCH, ELM, BLACK GUM, THORNLESS HONEYLOCUST
- ORNAMENTAL TREES:**  
SERVICEBERRY, REDBUD, DOGWOOD, HAWTHORN
- EVERGREEN TREES:**  
WHITE FIR, WHITE SPRUCE, BLUE SPRUCE, WHITE PINE
- SHRUBS:**  
CHOKEBERRY, DOGWOOD, SPICE BUSH, ELDERBERRY, VIBURNUM, NANNYBERRY

### NOTES:

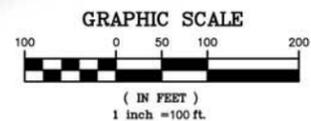
1. SITE AREA: 20.9 ACRES±
2. EXISTING ZONING: R-1A RESIDENTIAL
3. PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
4. PROPOSED USE: 60 'FOR SALE' DETACHED DWELLING UNITS
5. LOT STANDARDS:
 

	REQUIRED	PROPOSED
MINIMUM LOT AREA	17,000 S.F.	N/A
MINIMUM LOT WIDTH @ SETBACK	85'	N/A
MINIMUM LOT DEPTH	175'	N/A
YARD SETBACKS:		
FRONT	35'	25' (TO PRIVATE ROAD E.O.P.)
SIDE	12' MIN./30' TOTAL	12' (BETWEEN RESIDENCES)
REAR	75'	25' (TO PROPERTY BOUNDARY)
MAXIMUM BUILDING HEIGHT	35'	35' *
OPEN SPACE / GREEN SPACE	N/A	±75%
MAXIMUM DENSITY	0.33 UNITS/AC	2.9 UNITS/AC

\* A MAXIMUM BUILDING HEIGHT OF 60' FOR A PUD DISTRICT ESTABLISHED IN §850-123 OF THE CITY OF CANANDAIGUA MUNICIPAL CODE
6. UTILITY INFORMATION:
  - PUBLIC SANITARY SEWER: CITY OF CANANDAIGUA
  - PUBLIC WATER: CITY OF CANANDAIGUA
  - PRIVATE UTILITIES: ROCHESTER GAS & ELECTRIC, TIME WARNER CABLE, FRONTIER TELEPHONE
7. BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360597 0001 C THE SUBJECT PROPERTY IS NOT WITHIN A RECOGNIZED 100 YEAR FLOODPLAIN.
8. WETLANDS WERE DELINEATED BY BME ASSOCIATES IN AUGUST 2012.
9. COMMON OPEN SPACE LANDS TO BE PLACED IN A CONSERVATION EASEMENT AND TO BE OWNED AND MAINTAINED BY AN ASSOCIATION OF OWNERS. SPECIFIC LIMITS TO BE DETERMINED THROUGH THE FINAL DESIGN AND APPROVAL PROCESS.

### LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- WOOD FENCE POST FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING TREELINE
- PROPOSED TREE LINE
- LIMITS OF FEDERAL WETLAND



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

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

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
PHONE 585-377-2360  
FAX 585-377-7399  
10 LIFT BRIDGE LANE EAST  
ROCHESTER, NY 14609  
WWW.BMEFCOM

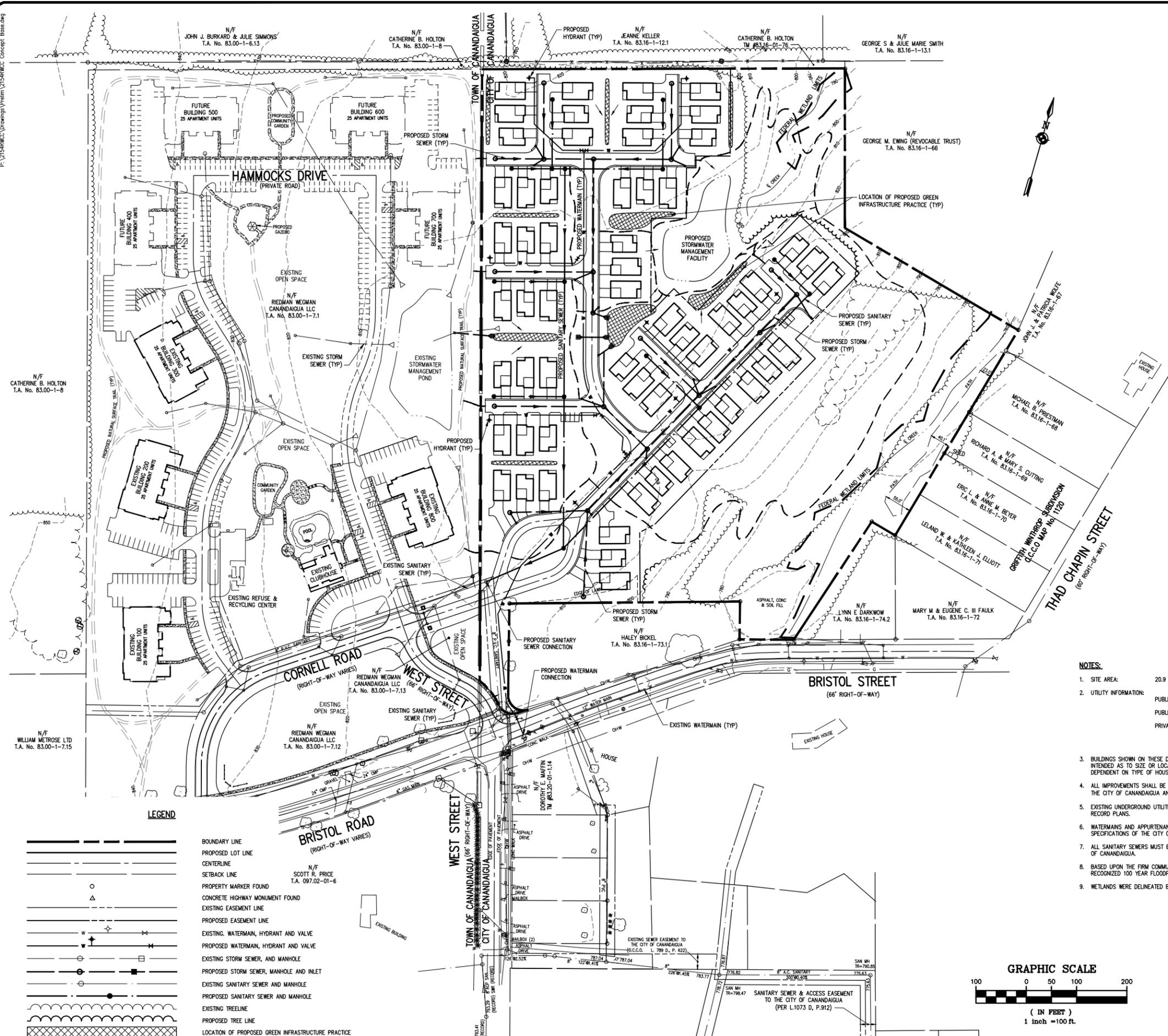
**THE COTTAGES AT CANANDAIGUA**  
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
REDMAN, MEGHAN CANANDAIGUA, LLC  
40 EAST ASEN, 2ND FLOOR  
ROCHESTER, NY 14604

**PUD SKETCH PLAN RENDER**

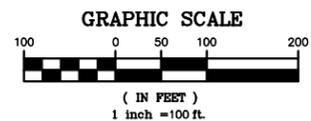
PROJECT	DATE
LOCATION	DATE
CLIENT	DATE
DRAWING TITLE	DATE

PROJECT MANAGER	DATE
RJ CANTWELL	
PROJECT ENGINEER	DATE
JL SMEDROCK	
DRAWN BY	DATE
MT DAMICO	
SCALE	DATE ISSUED
1" = 100'	MAY 2014
PROJECT NO.	
<b>2154RWCC</b>	
DRAWING NO.	

P: 2154RWCC Drawings \Prelim\2154RWCC Concept Base.dwg



- NOTES:**
1. SITE AREA: 20.9 ACRES±
  2. UTILITY INFORMATION:
    - PUBLIC SANITARY SEWER: CITY OF CANANDAIGUA
    - PUBLIC WATER: CITY OF CANANDAIGUA
    - PRIVATE UTILITIES: ROCHESTER GAS & ELECTRIC, TMER WARNER CABLE, FRONTIER TELEPHONE
  3. BUILDINGS SHOWN ON THESE DRAWINGS ARE GRAPHICAL REPRESENTATIONS ONLY. NO RESTRICTION IS INTENDED AS TO SIZE OR LOCATION OTHER THAN APPLICABLE ZONING REQUIREMENTS. FINAL ELEVATIONS ARE DEPENDENT ON TYPE OF HOUSE CONSTRUCTED.
  4. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CANANDAIGUA AND THE APPROPRIATE WATER/SEWER AGENCIES, UNLESS OTHERWISE NOTED.
  5. EXISTING UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS.
  6. WATERMANS AND APPURTENANCES TO BE CONSTRUCTED TO THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CANANDAIGUA WATER DEPARTMENT.
  7. ALL SANITARY SEWERS MUST BE IN COMPLIANCE WITH THE SPECIFICATIONS AND SEWER POLICY OF THE CITY OF CANANDAIGUA.
  8. BASED UPON THE FIRM COMMUNITY PANEL NUMBER 360597 0001 C THE SUBJECT PROPERTY IS NOT WITHIN A RECOGNIZED 100 YEAR FLOODPLAIN.
  9. WETLANDS WERE DELINEATED BY BME ASSOCIATES IN AUGUST 2012.



**LEGEND**

	BOUNDARY LINE
	PROPOSED LOT LINE
	CENTERLINE
	SETBACK LINE
	PROPERTY MARKER FOUND
	CONCRETE HIGHWAY MONUMENT FOUND
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING WATERMAIN, HYDRANT AND VALVE
	PROPOSED WATERMAIN, HYDRANT AND VALVE
	EXISTING STORM SEWER, AND MANHOLE
	PROPOSED STORM SEWER, MANHOLE AND INLET
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	EXISTING TREELINE
	PROPOSED TREE LINE
	LOCATION OF PROPOSED GREEN INFRASTRUCTURE PRACTICE

COPYRIGHT © 2014 BME Associates

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

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

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

10 LITTLERIDGE LANE EAST  
ROCHESTER, NY 14603  
WWW.BMEFCOM

PHONE 585.977.2580  
FAX 585.977.2589

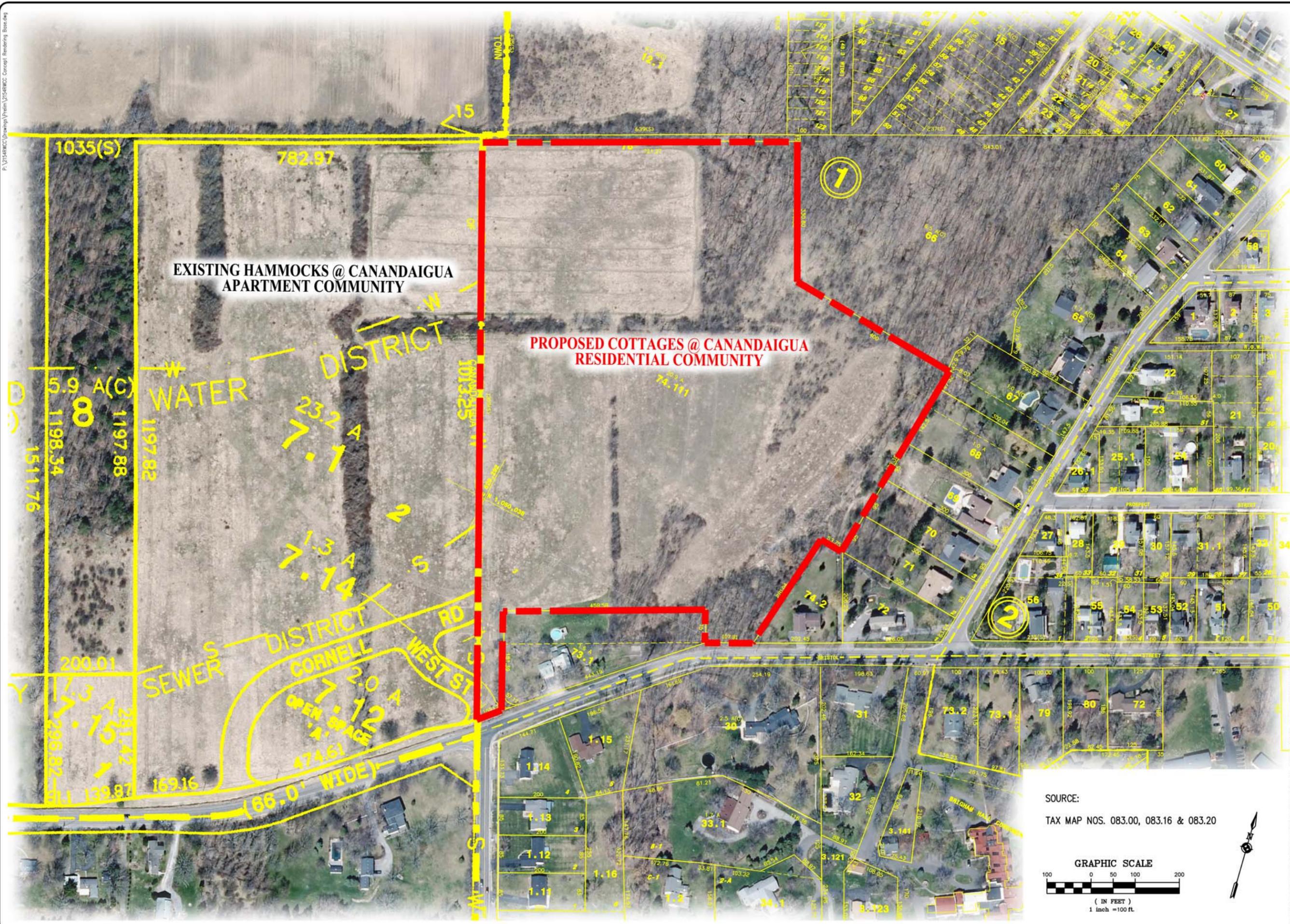
**THE COTTAGES AT CANANDAIGUA**  
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
REDMAN WEGMAN CANANDAIGUA LLC  
450 EAST AVENUE, 2ND FLOOR  
ROCHESTER, NY 14604

**PUD UTILITY & DRAINAGE PLAN**

PROJECT: THE COTTAGES AT CANANDAIGUA  
LOCATION: CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
CLIENT: REDMAN WEGMAN CANANDAIGUA LLC  
DRAWING TITLE: PUD UTILITY & DRAINAGE PLAN

PROJECT MANAGER: RJ CANTWELL  
PROJECT ENGINEER: JL SWEDROCK  
DRAWN BY: MT DAMICO  
SCALE: 1" = 100'  
DATE ISSUED: MAY 2014  
PROJECT NO.: 2154RWCC  
DRAWING NO.: 03

PHELPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31 TAX ACCOUNT NUMBER 083,016-001-074,011



**EXISTING HAMMOCKS @ CANANDAIGUA  
APARTMENT COMMUNITY**

**PROPOSED COTTAGES @ CANANDAIGUA  
RESIDENTIAL COMMUNITY**

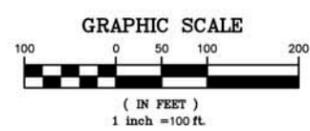
**WATER DISTRICT**

**SEWER DISTRICT**

**CORNELL DISTRICT**

**BRANDENBURG DISTRICT**

SOURCE:  
TAX MAP NOS. 083.00, 083.16 & 083.20



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

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

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
PHONE 585-377-5960  
FAX 585-377-5999  
WWW.BMEFCOM

10 LIFT BRIDGE LANE EAST  
ROCHESTER, NY 14609

**THE COTTAGES AT CANANDAIGUA**  
CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
REDMAN MORGAN CANANDAIGUA, LLC  
45 EAST ASEN 2ND FLOOR  
ROCHESTER, NY 14604

PHELPS & CORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31 TAX ACCOUNT NUMBER 083.016-01-074.011

PROJECT	LOCATION	CLIENT	DRAWING TITLE
THE COTTAGES AT CANANDAIGUA	CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK	REDMAN MORGAN CANANDAIGUA, LLC	AERIAL TAX MAP EXHIBIT

PROJECT MANAGER	DATE
RJ CANTWELL	
PROJECT ENGINEER	DATE
JL SMEDROCK	
DRAWN BY	DATE
MT DAMICO	
SCALE	DATE ISSUED
1" = 100'	MAY 2014
PROJECT NO.	2154RWCC
DRAWING NO.	

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

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

**BME ASSOCIATES**  
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
 PHONE 585-377-7360  
 10 LIFT BRIDGE LANE EAST  
 FAIRPORT, NEW YORK 14450  
 WWW.BMEPCON.COM  
 FAX 585-377-7309



**THE COTTAGES AT CANANDAIGUA**  
 CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
 REDMAN-BERMAN CANANDAIGUA, LLC.  
 45 STATE STREET, 2ND FLOOR  
 ROCHESTER, NY 14604

PROJECT	LOCATION	CLIENT	DRAWING TITLE
THE COTTAGES AT CANANDAIGUA	CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK	REDMAN-BERMAN CANANDAIGUA, LLC.	CONTEXT AERIAL EXHIBIT

PROJECT MANAGER	DATE
RJ CANTWELL	

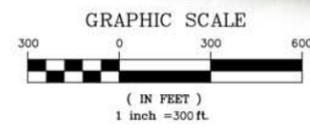
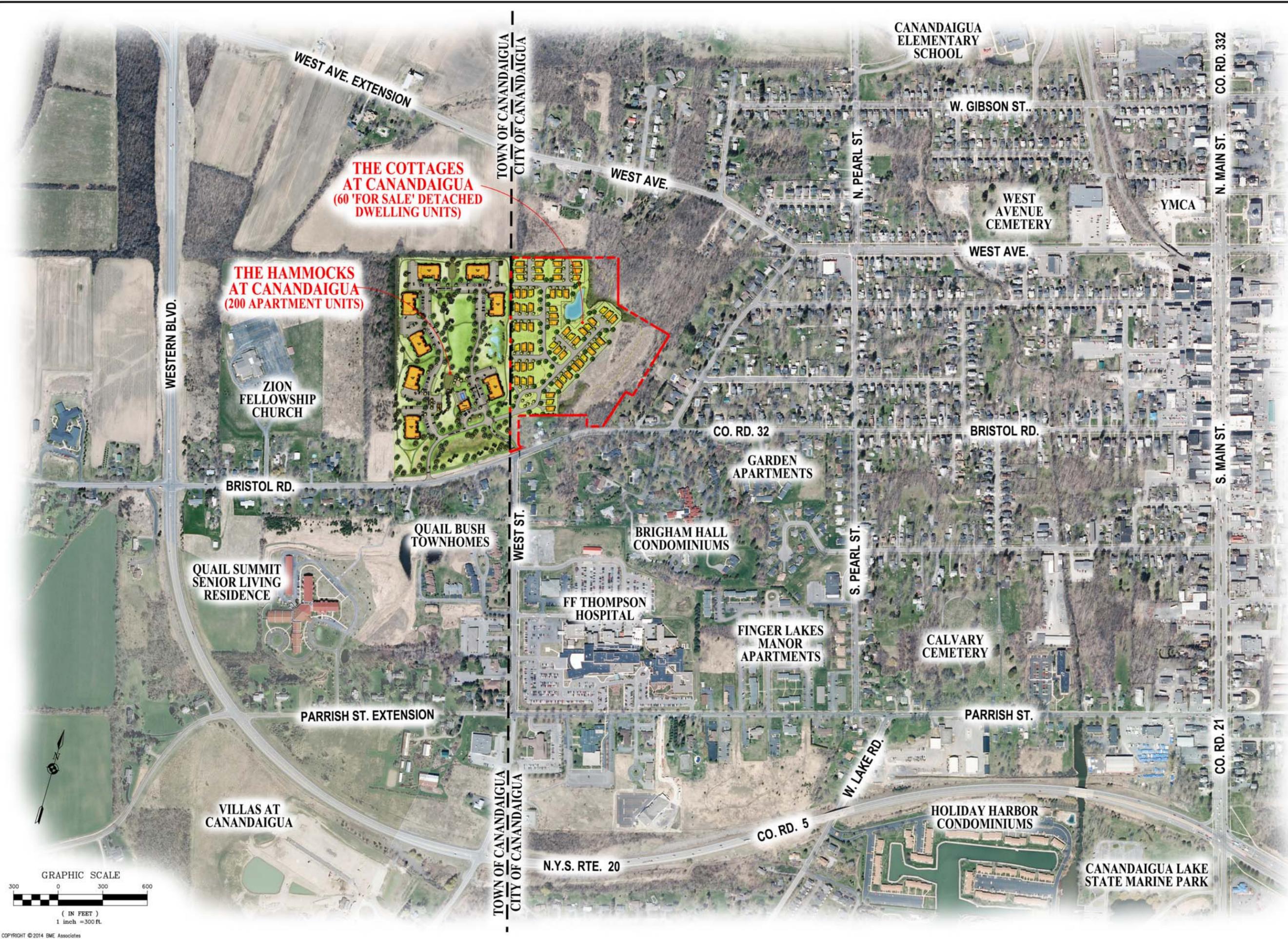
PROJECT ENGINEER	DATE
J. SWEDROCK	

DRAWN BY	DATE
MT DAMICO	

SCALE	DATE ISSUED
1" = 300'	MAY 2014

PROJECT NO.	DRAWING NO.
2154RWCC	

PHELPS & GORHAM PURCHASE, TOWNSHIP 10, RANGE 3, TOWN LOT 31 TAX ACCOUNT NUMBER 083.016-001-074.01



COPYRIGHT © 2014 BME Associates

---

**E. Full SEQR Environmental  
Assessment Form**

---

**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 project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: The Cottages at Canandigua Rezoning and Site Plan Approval		
Project Location (describe, and attach a general location map): 340 Bristol Street		
Brief Description of Proposed Action (include purpose or need):  The applicant seeks the Rezoning of ±20.9 acres from R-1A Residential to Planned Unit Development (PUD) for the purposes of developing a residential community that will include sixty (60) 'for sale' detached dwelling units marketed towards a non-age restricted, senior and professional demographic profile. The purpose is to provide a housing option to meet the stated goals of the City's 2013 Comprehensive Plan Update, including consistency with objectives of the City's Planned Unit Development District. The proposed Sketch Plan includes a clustered approach results in an efficient use of land that will help to reduce the amount of required infrastructure, earthwork and overall impact on the site while simultaneously providing 75% of the site as green space. The arrangement of development on the western and central portion of the site will help to reduce environmental impact and improve environmental quality through the use of green infrastructure practices (swales, bio-retention areas and rain gardens) along with providing future residents of the neighborhood a common open space.		
Name of Applicant/Sponsor: Riedman - Wegman Joint Ventures	Telephone: 585-232-1000	E-Mail: DRiedman@riedmandevelopment.com
Address: 45 East Avenue, 2nd Floor		
City/PO: Rochester	State: New York	Zip Code: 14604
Project Contact (if not same as sponsor; give name and title/role): David Riedman, President	Telephone: 585-232-1000	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, <del>Town Board,</del> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <del>or Village Board of Trustees</del>	Rezoning, Sketch Plan	TBD
b. City, <del>Town or Village</del> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Sketch Plan, Site/Subdivision Plan	TBD
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCPB, OCDPW	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	DEC & DOH	TBD
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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?  
R-1A Residential 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? PUD - Planned Unit Development

**C.4. Existing community services.**

- a. In what school district is the project site located? City of Canandaigua
- b. What police or other public protection forces serve the project site?  
Canandaigua Police Department, Ontario County Sherriff
- c. Which fire protection and emergency medical services serve the project site?  
Canandaigua Fire Rescue, Canandaigua Emergency Rescue
- d. What parks serve the project site?  
Canandaigua Lake State Marine Park, Kershaw Park, Frank Baker Park, Overlook Lane Park, Richard P. Outhouse Memorial Park

**D. Project Details**

**D.1. Proposed and Potential Development**

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
residential
- b. a. Total acreage of the site of the proposed action? ±20.9 acres  
b. Total acreage to be physically disturbed? ±13.4 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±42.7 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_
- e. Will proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated 3  
• Anticipated commencement date of phase 1 (including demolition) 9 month 2014 year  
• Anticipated completion date of final phase 9 month 2017 year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: stormwater management facilities; utility connections; private road provisions

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>±20</u>	_____	_____	_____
At completion of all phases	<u>60</u>	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

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

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: stormwater management pond  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: stormwater runoff  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: 1.27 million gallons; surface area: ±0.65 acres  
 v. Dimensions of the proposed dam or impounding structure: ±8' height; ±200' length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earth fill

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

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

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

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 15,000 \_\_\_\_\_ 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: Canandaigua-Farmington Consolidated Water District
- 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: \_\_\_\_\_  
extension of existing 8" DIP Class 52 watermain from adjacent parcel (Hammocks @ Canandaigua)
- Source(s) of supply for the district: City of Canandaigua - Canandaigua Lake

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), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 15,000 \_\_\_\_\_ 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 (typical residential usage)

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: City of Canandaigua Water Treatment Facility
- Name of district: City of Canandaigua
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
8" PVC gravity sewer will be extended from adjacent parcel (Hammocks @ Canandaigua)

---

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

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

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

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
±227,560 Square feet or ±5.2 acres (impervious surface)  
±909,934 Square feet or ±20.9 acres (parcel size)  
 ii. Describe types of new point sources. swales and storm sewer

---

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)?  
dry swales will direct stormwater to bio-retention areas that will ultimately convey stormwater to an on-site stormwater management facility

• If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
after being treated by swales, bio-retention areas, and on-site stormwater management facility, stormwater will then be discharged into the existing storm sewer

• Will stormwater runoff flow to adjacent properties?  Yes  No

---

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

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. 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, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:
 

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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)?  Yes  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?  Yes  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? please refer to the Engineer's Report for supplemental traffic calculations  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ sunrise - sunset _____</li> <li>• Saturday: _____ sunrise - sunset _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24 hours (residential use) _____</li> <li>• Saturday: _____ 24 hours (residential use) _____</li> <li>• Sunday: _____ 24 hours (residential use) _____</li> <li>• Holidays: _____ 24 hours (residential use) _____</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration: \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

---

n.. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
street lighting will employ a dark-sky compliant, decorative post-top luminaire with an approximate mounting height of 14'. These fixtures will utilize type II or III roadway distribution and situated so there will be no illumination spill over property boundaries.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: the layout was designed to minimize the amount of impact on existing conditions; small pockets of existing wooded areas (0.84 total AC) will be removed, but all existing wooded areas along the property boundary will be maintained

---

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

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s): \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

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

If Yes:

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

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

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

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_single-family residential, multi-family residential, institutional (FF Thompson Hospital), professional offices  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	±0.00	±5.21	+5.21
• Forested	±4.50	±3.66	-0.840
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	±14.26	±4.64	-9.62
• Agricultural (includes active orchards, field, greenhouse etc.)	±0.00	±0.00	±0.00
• Surface water features (lakes, ponds, streams, rivers, etc.)	±0.74	±1.39	+0.65
• Wetlands (freshwater or tidal)	±1.40	±1.40	±0.00
• Non-vegetated (bare rock, earth or fill)	±0.00	±0.00	±0.00
• Other Describe: <u>lawn areas</u>	±0.00	±4.60	+4.60

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

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

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

---

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

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 12+ \_\_\_\_\_ feet

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

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

Cayuga silt loam	_____	80 %
Odessa silt loam	_____	12 %
Honeoye loam	_____	8 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ ±8 \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 9 % of site  
 Moderately Well Drained: \_\_\_\_\_ 79 % of site  
 Poorly Drained \_\_\_\_\_ 12 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 70 % of site  
 10-15%: \_\_\_\_\_ 1 % of site  
 15% or greater: \_\_\_\_\_ 29 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name Ont. 66-12-52-P-286-50-b Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Wetlands Approximate Size 1.4 total AC
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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

---

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

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

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

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

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

e. Does the project site contain, or is it <u>substantially contiguous to</u> , a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: <u>Brigham Hall, Marshall House, Chapin, Thaddeus, House</u>	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or <u>adjacent to</u> an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
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. (additional information is included in the appendices of the Re-Zoning Package)

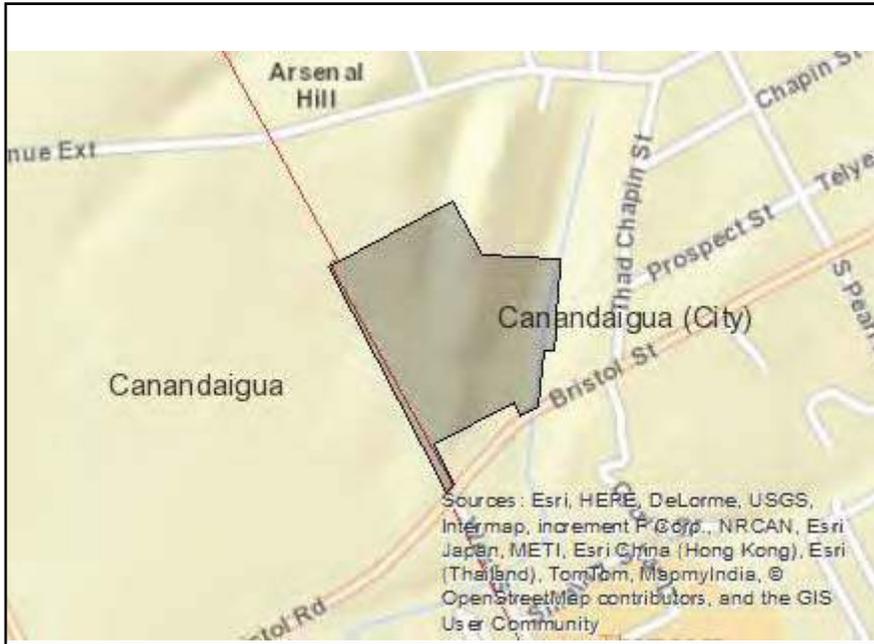
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name: KERMAN WEGMAN IV Date: 6/12/2014

Signature: [Handwritten Signature] Title: AGENT FOR R-W-TV



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
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 Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Brigham Hall, Marshall House, Chapin, Thaddeus, House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

---

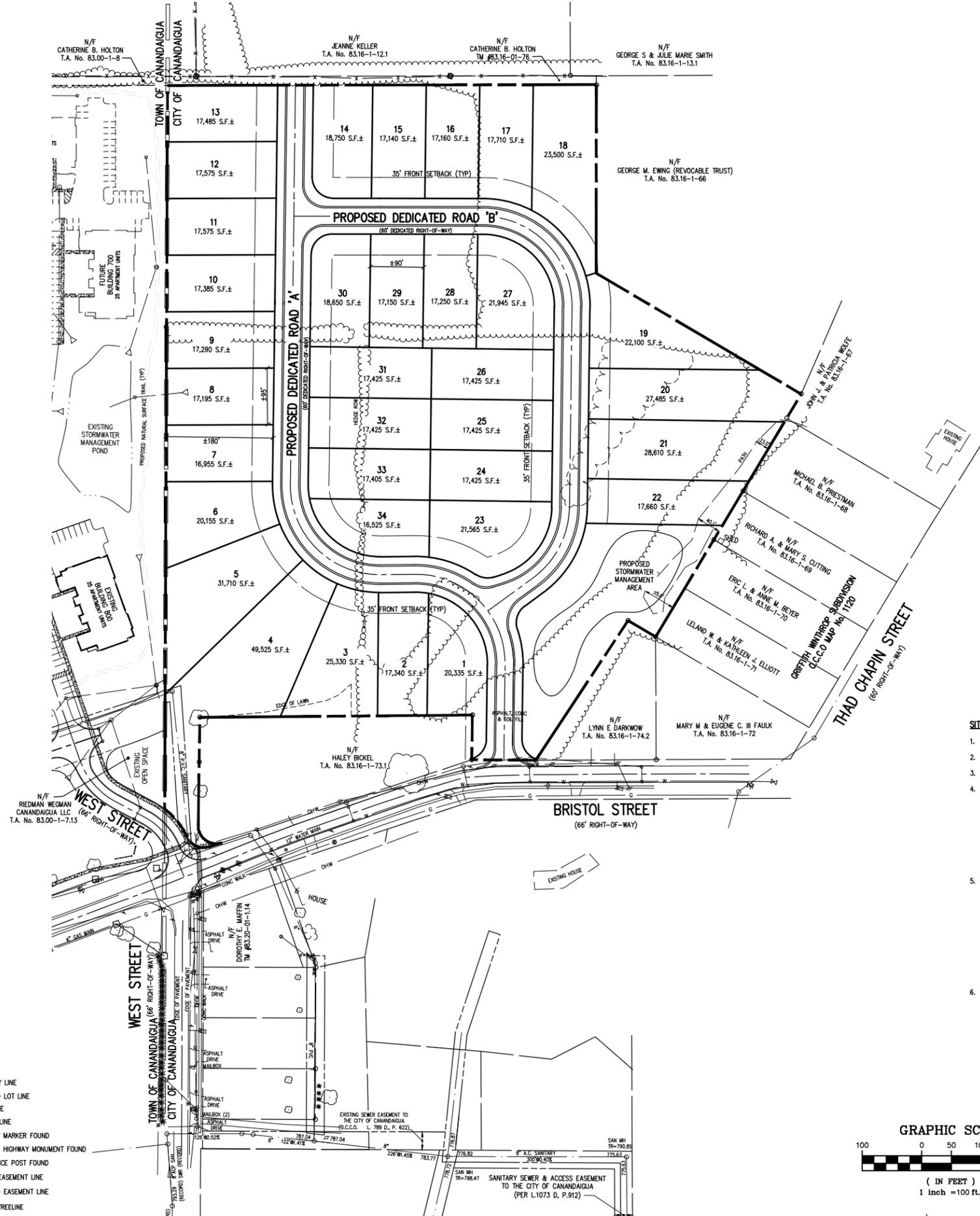
## **F. Supplemental Information / Appendices**

---

---

# **1. R-1A Conventional Zoning Exhibit**

---



**SITE NOTES:**

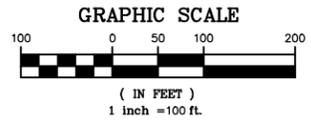
- EXISTING ZONING: R-1A
- SITE AREA: 20.9 ACRES±
- PROPOSED YIELD: 34 LOTS
- LOT STANDARDS:
 

MINIMUM LOT AREA	REQUIRED 17,000 S.F.
MINIMUM LOT WIDTH	85'
MINIMUM LOT DEPTH	175'

 SETBACKS:  
 FRONT 35'  
 SIDE 12'/30'  
 REAR 25'
- UTILITY INFORMATION:
 

PUBLIC SANITARY SEWER:	CANANDAIGUA LAKE COUNTY SEWER DISTRICT - EXTEND SEWER FROM EXISTING SANITARY SEWER MAIN ALONG WEST STREET
PUBLIC WATER:	CITY OF CANANDAIGUA - EXTEND WATERMAIN FROM EXISTING WATERMAIN ALONG BRISTOL STREET.
PRIVATE UTILITIES:	ROCHESTER GAS & ELECTRIC TIMEX WARNER CABLE FRONTIER TELEPHONE

 EXTEND UTILITIES FROM EXISTING SERVICE ALONG BRISTOL STREET.
- THIS PLAN WAS ORIGINALLY SUBMITTED TO THE CITY OF CANANDAIGUA PLANNING COMMISSION IN MAY 2005 ENTITLED "METROSE PROPERTY CONVENTIONAL PLAN" TO DETERMINE PROPERTY YIELD UNDER R-1A ZONING, PURSUANT TO CLUSTERING PROVISIONS WITHIN SECTION 37 OF THE GENERAL CITY LAW.



**LEGEND**

- BOUNDARY LINE
- PROPOSED LOT LINE
- CENTERLINE
- SETBACK LINE
- PROPERTY MARKER FOUND
- △ CONCRETE HIGHWAY MONUMENT FOUND
- WOOD FENCE POST FOUND
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING TREELINE

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

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

**BME ASSOCIATES**  
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
 PHONE: 585.977.2580  
 FAX: 585.977.2589  
 10 LUTY BRIDGE LANE EAST  
 CANANDAIGUA, NY 14604  
 WWW.BMEFC.COM

**THE COTTAGES AT CANANDAIGUA**  
 CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
 REDMAN WEGMAN CANANDAIGUA LLC  
 450 EAST AVENUE, 2ND FLOOR  
 ROCHESTER, NY 14604

**R-1A CONVENTIONAL ZONING PLAN**

PROJECT: THE COTTAGES AT CANANDAIGUA  
 LOCATION: CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK  
 CLIENT: REDMAN WEGMAN CANANDAIGUA LLC  
 DRAWING TITLE: R-1A CONVENTIONAL ZONING PLAN

PROJECT MANAGER	DATE
RJ CANTWELL	
PROJECT ENGINEER	DATE
JL SWEDROCK	
DRAWN BY	DATE
MT DAMICO	
SCALE	DATE ISSUED
1" = 100'	MAY 2005
PROJECT NO.	
2154RWCC	
DRAWING NO.	
04	

---

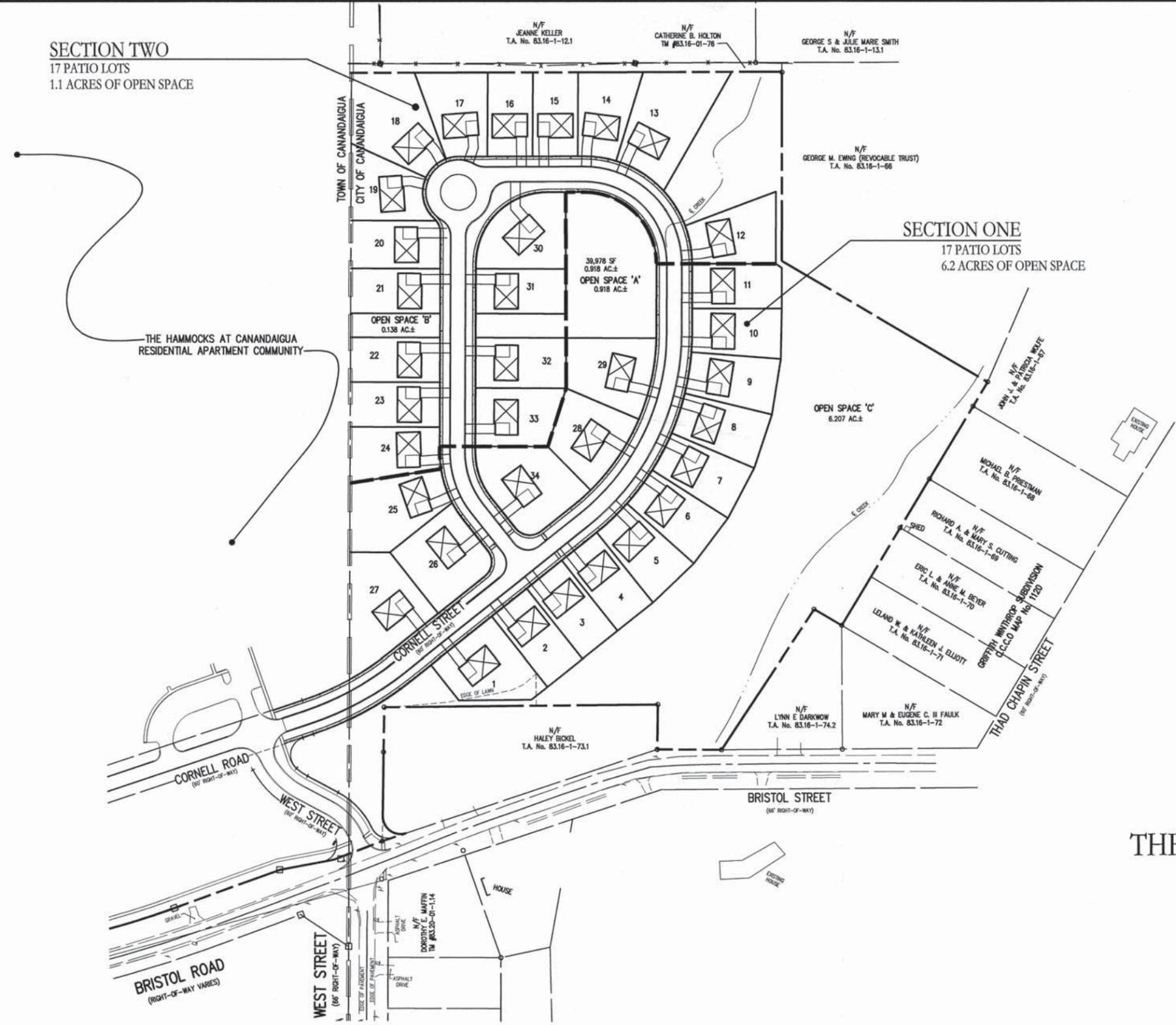
**2. Approved 34 Single Family Lot  
Cottages @ Canandaigua Site Plan (half scale)**

---

P:\2154RWC\Drawings\Final\2154RWC\_Cover\_Sheet.dwg

SECTION TWO  
17 PATIO LOTS  
1.1 ACRES OF OPEN SPACE

SECTION ONE  
17 PATIO LOTS  
6.2 ACRES OF OPEN SPACE



THE HAMMOCKS AT CANANDAIGUA  
RESIDENTIAL APARTMENT COMMUNITY

OVERALL PRELIMINARY  
SUBDIVISION PLANS

# THE COTTAGES @ CANANDAIGUA

- 2154RWC\_01 COVER SHEET
- 2154RWC\_02 SUBDIVISION PLAT
- 2154RWC\_03 UTILITY PLAN
- 2154RWC\_04 GRADING PLAN
- 2154RWC\_05 CONSTRUCTION EROSION CONTROL PLAN
- 2154RWC\_06 STORMWATER MANAGEMENT PLAN
- 2154RWC\_07 LANDSCAPE PLAN
- 2154RWC\_08 LIGHTING PLAN
- 2154RWC\_09 PROFILE SHEET (1 OF 2)
- 2154RWC\_10 PROFILE SHEET (2 OF 2)
- 2154RWC\_11 DETAIL SHEET (1 OF 3)
- 2154RWC\_12 DETAIL SHEET (2 OF 3)
- 2154RWC\_13 DETAIL SHEET (3 OF 3)

# THE COTTAGES @ CANANDAIGUA

CITY OF CANANDAIGUA, ONTARIO COUNTY, NEW YORK

PREPARED FOR:  
**RIEDMAN-WEGMAN CANANDAIGUA, LLC.**  
45 EAST AVENUE, 2ND FLOOR  
ROCHESTER, NY 14604

SCALE: 1"=100'

DRAWING NUMBER: 2154RWC\_01  
DATED: AUGUST 2012

**BME** ASSOCIATES  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS  
10 LIPT BRIDGE LANE EAST  
FAIRPORT, NEW YORK 14450  
WWW.BMEPC.COM  
PHONE 585-377-7360  
FAX 585-377-7309

---

**3. NYSDEC Natural Heritage Program letter,  
dated November 8, 2005**

---

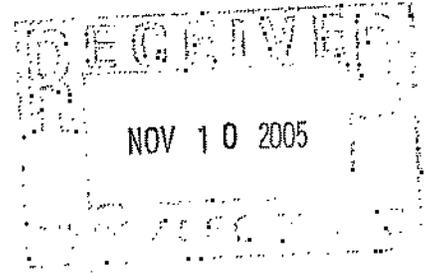
2154  
CORRES.



Erin M. Crotty  
Commissioner

**New York State Department of Environmental Conservation**  
**Division of Fish, Wildlife & Marine Resources**  
**New York Natural Heritage Program**  
625 Broadway, 5<sup>th</sup> floor, Albany, New York 12233-4757  
Phone: (518) 402-8935 • FAX: (518) 402-8925  
Website: [www.dec.state.ny](http://www.dec.state.ny)

November 8, 2005



Michael O'Connor  
B M E Associates  
10 Lift Bridge Lane East  
Fairport, NY 14450

Dear Mr. O'Connor:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed Property Investigation for a Single family residential development, site as indicated on the map you provided, located in the Town of Canandaigua, Ontario County.

Enclosed is a report of rare or state-listed animals and plants, significant natural communities, and other significant habitats, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site. The information contained in this report is considered sensitive and may not be released to the public without permission from the New York Natural Heritage Program.

The presence of rare species may result in this project requiring additional permits, permit conditions, or review. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information

Sincerely,

*Heidi Kraehling*  
Heidi J. Kraehling, Information Services  
NY Natural Heritage Program

cc: Reg. 8, Wildlife Mgr.

2154 Corr

# Natural Heritage Report on Rare Species and Ecological Communities



NY Natural Heritage Program, NYS DEC, 625 Broadway, 5th Floor,  
Albany, NY 12233-4757  
(518) 402-8935

-This report contains **SENSITIVE** information that may not be released to the public without permission from the NY Natural Heritage Program.  
 -Ref the User's Guide for explanations of codes, ranks and fields.  
 -Loc maps for certain species and communities may not be provided if 1) the species is vulnerable to disturbance, 2) the location and/or extent is not precisely known, and/or 3) the location and/or extent is too large to display.

## VASCULAR PLANTS

### *Buchnera americana*

**Blue-hearts**

**NY Legal Status:** Endangered

**NYS Rank:** SH; Historical

Office Use

**Global Rank:** G5?; Demonstrably secure

8516

M

**EO Rank:** Historical, no recent information

**Last Report:** 1888-PRE

**County:** Ontario

**Town:** City Of Canandaigua, Canandaigua

**Location:** Canandaigua

**Directions:**

**General Quality and Habitat:**

### *Carex lupuliformis*

**False Hop Sedge**

**NY Legal Status:** Rare

**NYS Rank:** S2; Imperiled

Office Use

**Global Rank:** G4; Apparently secure

10235

**EO Rank:** Historical, no recent information

**Last Report:** 1910-08

**County:** Ontario

**Town:** City Of Canandaigua, Canandaigua

**Location:** Canandaigua

**Directions:**

**General Quality and Habitat:**

2 Records Processed

## USERS GUIDE TO NY NATURAL HERITAGE DATA

New York Natural Heritage Program, 625 Broadway, 5<sup>th</sup> Floor, Albany, NY 12233-4757 phone: (518) 402-8935



**NATURAL HERITAGE PROGRAM:** The NY Natural Heritage Program is a partnership between the NYS Department of Environmental Conservation (NYS DEC) and The Nature Conservancy. Our mission is to enable and enhance conservation of rare animals, rare plants, and significant communities. We accomplish this mission by combining thorough field inventories, scientific analyses, expert interpretation, and the most comprehensive database on New York's distinctive biodiversity to deliver the highest quality information for natural resource planning, protection, and management.

**DATA SENSITIVITY:** The data provided in the report are ecologically sensitive and should be treated in a sensitive manner. The report is for your in-house use and should not be released, distributed or incorporated in a public document without prior permission from the Natural Heritage Program.

**EO RANK:** A letter code for the quality of the occurrence of the rare species or significant natural community, based on population size or area, condition, and landscape context.

- A-E = Extant: A=Excellent, B=Good, C=Fair, D=Poor, E=Extant but with insufficient data to assign a rank of A-D.
- F = Failed to find. Did not locate species during a limited search, but habitat is still there and further field work is justified.
- H = Historical. Historical occurrence without any recent field information.
- X = Extirpated. Field/other data indicates element/habitat is destroyed and the element no longer exists at this location.
- U = Extant/Historical status uncertain.
- Blank = Not assigned.

**LAST REPORT:** The date that the rare species or significant natural community was last observed at this location, as documented in the Natural Heritage databases. The format is most often YYYY-MM-DD.

### NY LEGAL STATUS – Animals:

Categories of Endangered and Threatened species are defined in New York State Environmental Conservation Law section 11-0535. Endangered, Threatened, and Special Concern species are listed in regulation 6NYCRR 182.5.

**E - Endangered Species:** any species which meet one of the following criteria:

- Any native species in imminent danger of extirpation or extinction in New York.
- Any species listed as endangered by the United States Department of the Interior, as enumerated in the Code of Federal Regulations 50 CFR 17.11.

**T - Threatened Species:** any species which meet one of the following criteria:

- Any native species likely to become an endangered species within the foreseeable future in NY.
- Any species listed as threatened by the U.S. Department of the Interior, as enumerated in the Code of the Federal Regulations 50 CFR 17.11.

**SC - Special Concern Species:** those species which are not yet recognized as endangered or threatened, but for which documented concern exists for their continued welfare in New York. Unlike the first two categories, species of special concern receive no additional legal protection under Environmental Conservation Law section 11-0535 (Endangered and Threatened Species).

**P - Protected Wildlife** (defined in Environmental Conservation Law section 11-0103): wild game, protected wild birds, and endangered species of wildlife.

**U - Unprotected** (defined in Environmental Conservation Law section 11-0103): the species may be taken at any time without limit; however a license to take may be required.

**G - Game** (defined in Environmental Conservation Law section 11-0103): any of a variety of big game or small game species as stated in the Environmental Conservation Law; many normally have an open season for at least part of the year, and are protected at other times.

### NY LEGAL STATUS – Plants:

The following categories are defined in regulation 6NYCRR part 193.3 and apply to NYS Environmental Conservation Law section 9-1503.

**E - Endangered Species:** listed species are those with:

- 5 or fewer extant sites, or
- fewer than 1,000 individuals, or
- restricted to fewer than 4 U.S.G.S. 7 ½ minute topographical maps, or
- species listed as endangered by U.S. Dept. of Interior, as enumerated in Code of Federal Regulations 50 CFR 17.11.

**T - Threatened:** listed species are those with:

- 6 to fewer than 20 extant sites, or
- 1,000 to fewer than 3,000 individuals, or
- restricted to not less than 4 or more than 7 U.S.G.S. 7 and ½ minute topographical maps, or
- listed as threatened by U.S. Department of Interior, as enumerated in Code of Federal Regulations 50 CFR 17.11.

DIVISION OF ENVIRONMENTAL PERMITS REGIONAL OFFICES

January 2004

REGION	COUNTIES	REGIONAL PERMIT ADMINISTRATORS
1	Nassau & Suffolk	John Pavacic NYS-DEC BLDG. 40 SUNY at Stony Brook Stony Brook, NY 11790-2356 Telephone: (631) 444-0365
2	New York City (Boroughs of Manhattan, Brooklyn, Bronx, Queens, & Staten Island)	John Cryan NYS-DEC One Hunters Point Plaza 47-40 21st Street Long Island City, NY 11101-5407 Telephone: (718) 482-4997
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster & Westchester	Margaret Duke NYS-DEC 21 South Putt Corners Road New Paltz, NY 12561-1696 Telephone: (845) 256-3054
4	Albany, Columbia, Greene, Montgomery, Rensselaer & Schenectady	William Clarke NYS-DEC 1150 North Wescott Road Schenectady, NY 12306-2014 Telephone: (518) 357-2069
4 (sub-office)	Delaware, Otsego & Schoharie	Kent Sanders NYS-DEC Route 10 HCR#1, Box 3A Stamford, NY 12167-9503 Telephone: (607) 652-7741
5	Clinton, Essex, Franklin & Hamilton	Thomas Hall NYS-DEC Route 86, PO Box 296 Ray Brook, NY 12977-0296 Telephone: (518) 897-1234
5 (sub-office)	Fulton, Saratoga, Warren & Washington	Thomas Hall NYS-DEC County Route 40 PO Box 220 Warrensburg, NY 12885-0220 Telephone: (518) 623-1281
6	Jefferson, Lewis & St. Lawrence	Brian Fenlon NYS-DEC State Office Building 317 Washington Street Watertown, NY 13601-3787 Telephone: (315) 785-2245
6 (sub-office)	Herkimer & Oneida	J. Joseph Homburger* NYS-DEC State Office Building 207 Genesee Street Utica, NY 13501-2885 Telephone: (315) 793-2555

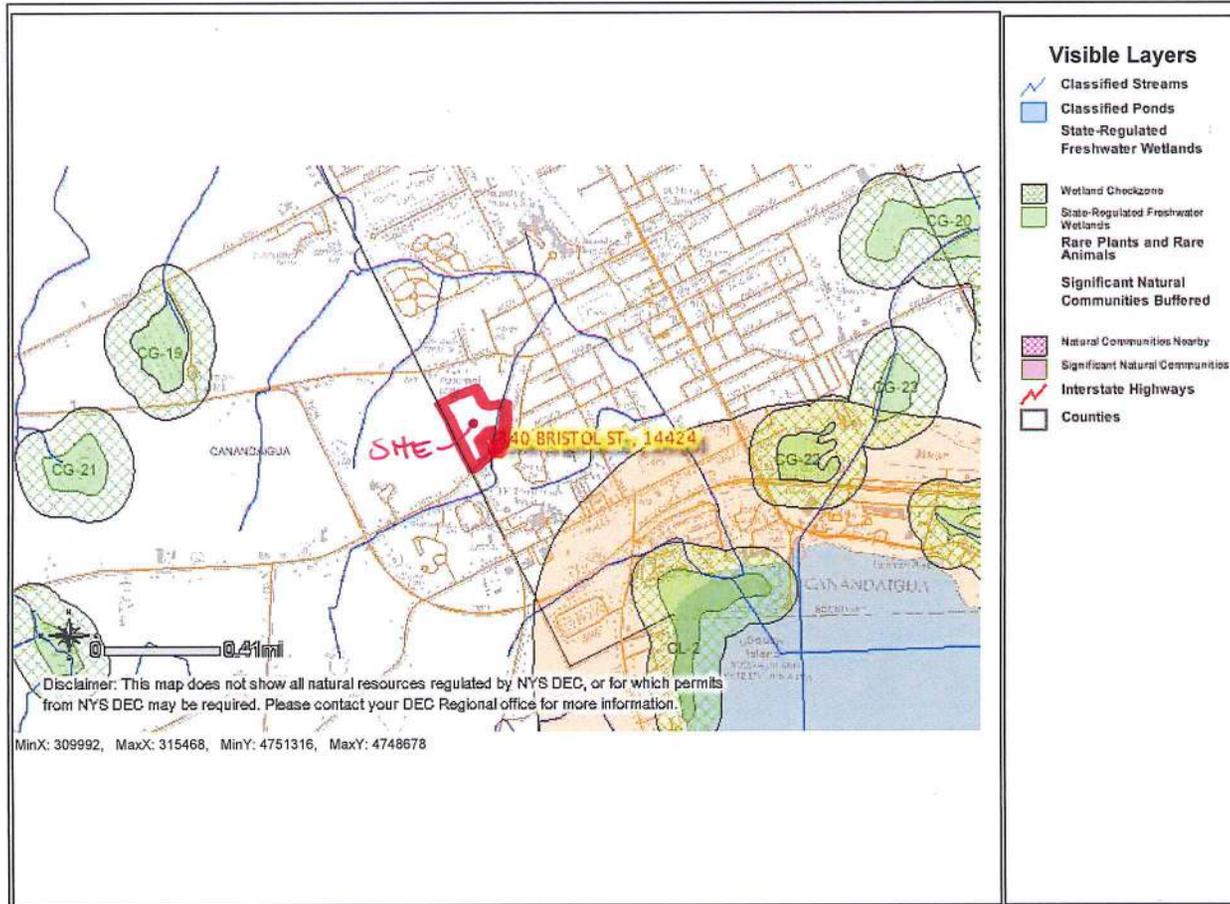
---

## **4. NYSDEC Environmental Resource Map**

---

[print page] [close window]

Please set your printer orientation to "Landscape".



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

---

**5. Wetlands Determination Letter from  
USACE, dated January 23, 2013**

---



DEPARTMENT OF THE ARMY  
BUFFALO DISTRICT, CORPS OF ENGINEERS  
1776 NIAGARA STREET  
BUFFALO, NEW YORK 14207-3199

REPLY TO  
ATTENTION OF:

January 23, 2013

Regulatory Branch

SUBJECT: Acceptance of Wetland Delineation, Application No. 2013-00054

Jerry Watkins  
Reidman-Wegman Canandaigua, LLC  
45 East Avenue, 2<sup>nd</sup> Floor  
Rochester, NY 14604

Dear Mr. Watkins:

This pertains to your request for a jurisdictional determination for the parcel located off of Bristol Road just west of Thad Chapin St., in the City of Canandaigua, Ontario County, New York.

The Corps of Engineers regulatory responsibilities under Section 404 of the Clean Water Act establishes jurisdiction over the discharge of dredged or fill material into waters of the United States, including wetlands.

The wetland delineation you submitted confirms that wetlands under Federal jurisdiction exist on the property, but I understand that you do not intend to impact them at this time. In this regard, I would like to point out that the Federal wetland boundary located on your property, as shown on the attached drawings, was confirmed on November 6, 2012 and will remain valid for a period of five (5) years from the date of this correspondence unless new information warrants revision of the delineation before the expiration. Further, this delineation/determination has been conducted to identify the limits of the Corps' Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resource Conservation Service prior to starting work.

Based upon my review of the submitted delineation and on-site observations, I have determined that the wetlands and tributaries on the subject parcel is part of a surface water tributary system to a navigable water of the United States as noted on the attached Jurisdictional Determination (JD) form. Therefore, the wetland and tributaries are regulated under Section 404

Regulatory Branch

SUBJECT: Acceptance of Wetland Delineation, Application No. 2013-00054

of the Clean Water Act. Department of the Army authorization is required if you propose a discharge of dredged or fill material in this area.

Finally, this letter contains an approved JD for the subject parcel. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal the above determination, you must submit a completed RFA form within 60 days of the date on this letter to the Great Lakes/Ohio River Division Office at the following address:

Attn: Appeal Review Officer  
Great Lakes and Ohio River Division  
CELRD-PD-REG  
550 Main Street, Room 10524  
Cincinnati, OH 45202-3222  
Phone: 513-684-6212; FAX 513-684-2460

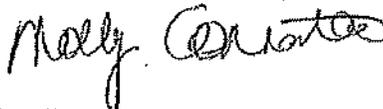
In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 C.F.R. part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by March 23, 2013.

It is not necessary to submit an RFA to the Division office if you do not object to the determination in this letter.

A copy of this correspondence has been sent to Tiffany Toukatly of BME Associates.

Questions pertaining to this matter should be directed to me at 716-879-4304, by writing to the following address: U.S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207, or by e-mail at: [molly.a.connerton@usace.army.mil](mailto:molly.a.connerton@usace.army.mil)

Sincerely,



Molly Connerton  
Biologist

Enclosures

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

Applicant: The Cottages at Canandaigua		File Number: 2013-00054	Date: 1/23/13
Attached is:		See Section below	
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
x	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

**SECTION I** The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/CECW/Pages/reg\\_materials.aspx](http://www.usace.army.mil/CECW/Pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

**SECTION II: REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION**

If you have questions regarding this decision and/or the appeal process you may contact:

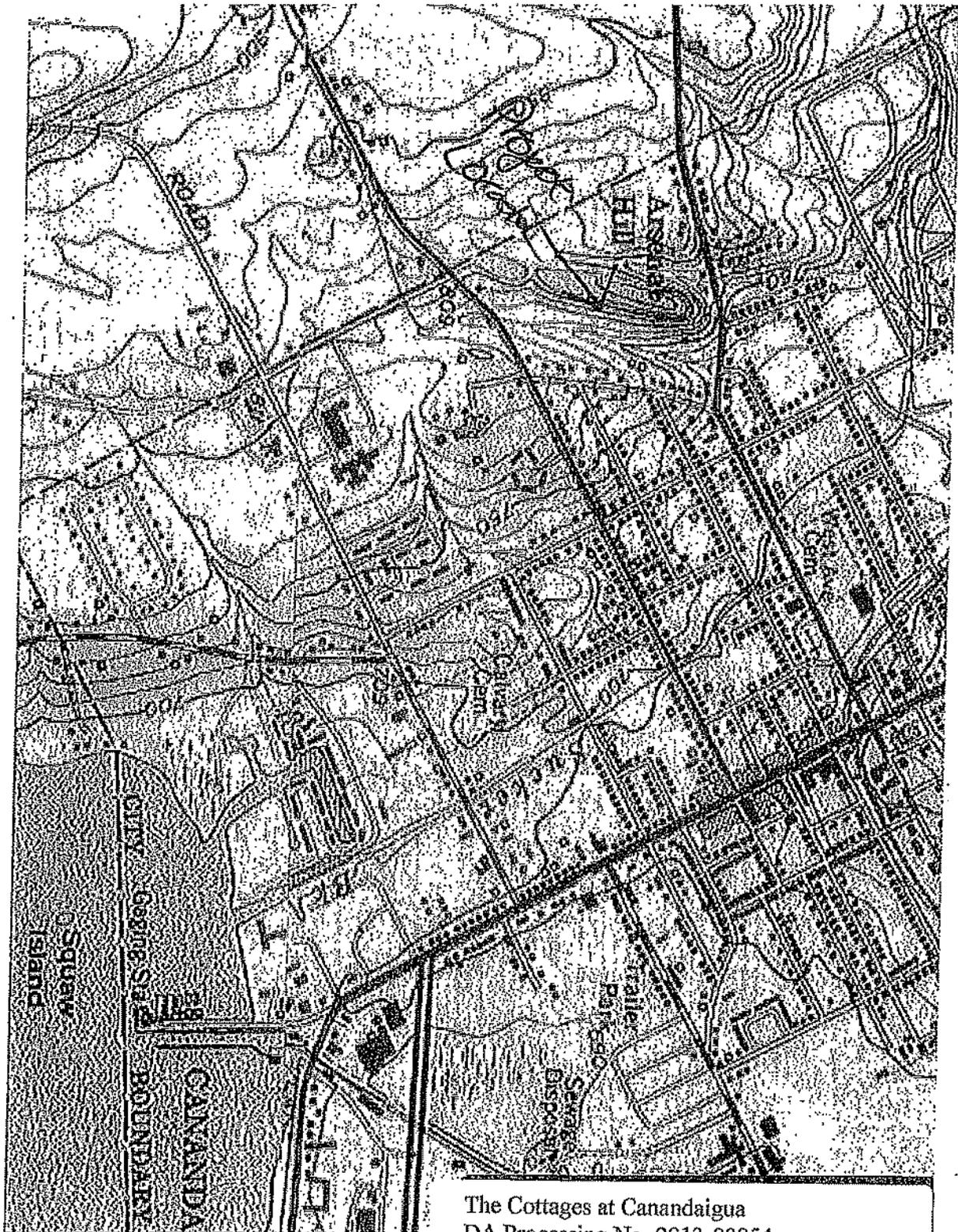
Molly Connerton  
United States Army Corps of Engineers  
Buffalo District  
1776 Niagara Street  
Buffalo, NY 14207  
716-879-4304  
molly.a.connerton@usace.army.mil

If you only have questions regarding the appeal process you may also contact:

Attn: Appeal Review Officer  
Great Lakes and Ohio River Division  
CELRD-PD-RBG  
550 Main Street, Room 10524  
Cincinnati, OH 45202-3222  
513-684-6212; FAX 513-684-2460

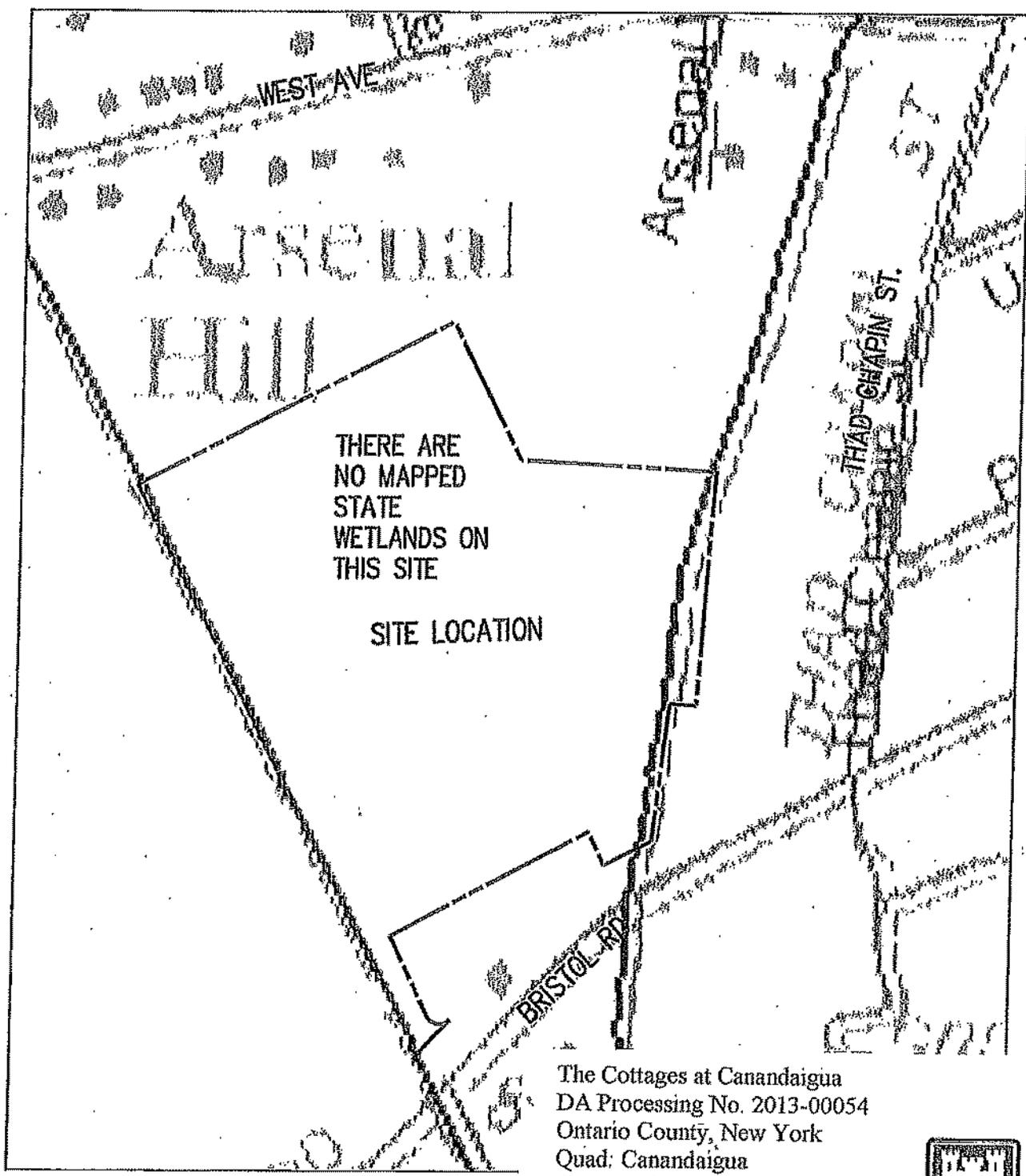
**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
----------------------------------	-------	-------------------

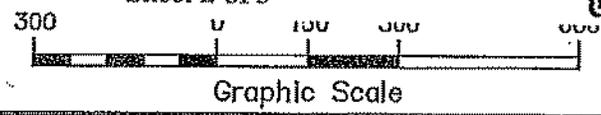


The Cottages at Canandaigua  
DA Processing No. 2013-00054  
Ontario County, New York  
Quad: Canandaigua  
Sheet 1 of 3





Site Boundary



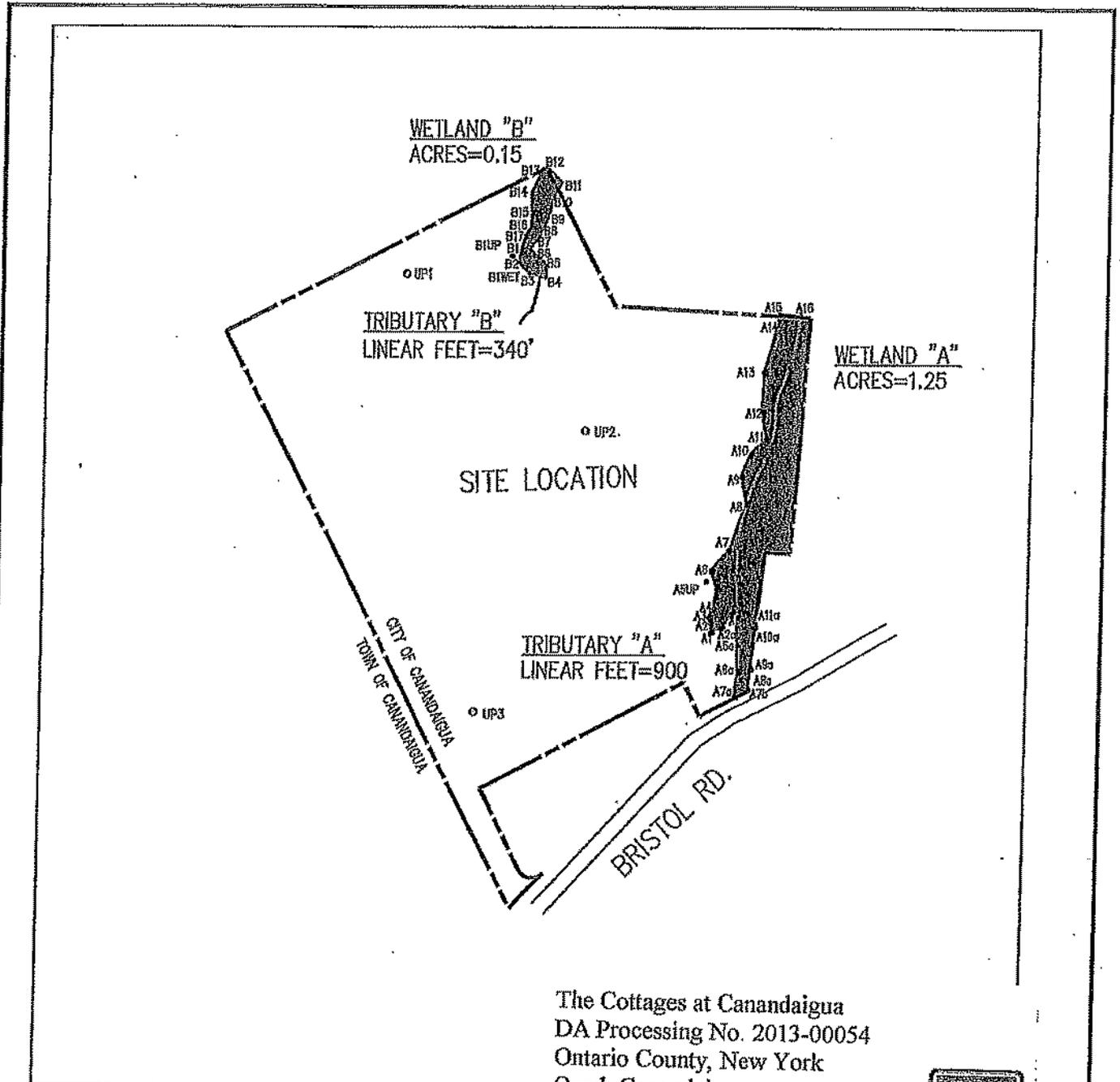
**BME**  
ASSOCIATES

Scale:  
1"=300'

The Cottages at Canandaigua  
 NYSDEC Wetland Map  
 City of Canandaigua  
 Ontario County, New York

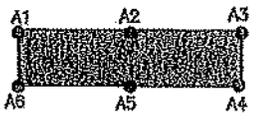


Figure 4



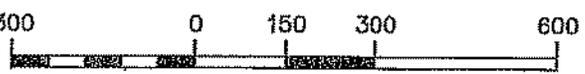
The Cottages at Canandaigua  
 DA Processing No. 2013-00054  
 Ontario County, New York  
 Quad: Canandaigua  
 Sheet 3 of 3

**LEGEND:**



DELINEATED WETLANDS AND  
 WETLAND FLAG LOCATIONS

⊙ B1WET WETLAND SAMPLING POINT  
 ⊙ B1UP UPLAND SAMPLING POINT



Site Boundary

Graphic Scale

**BME**  
 ASSOCIATES

Scale:  
 1"=300'

The Cottages at Canandaigua  
 Wetland Delineation Map  
 City of Canandaigua  
 Ontario County, New York



Figure 7

APPROVED JURISDICTIONAL DETERMINATION FORM  
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

**SECTION I: BACKGROUND INFORMATION**

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): January 23, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Buffalo Office, The Cottages at Canandaigua, 2013-00054

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: New York County/parish/borough: Monroe City: Canandaigua  
Center coordinates of site (lat/long in degree decimal format): Lat. 42.87° West, Long. 77.29° West.  
Universal Transverse Mercator:

Name of nearest waterbody: Sucker Brook

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Canandaigua Lake

Name of watershed or Hydrologic Unit Code (HUC): Southeastern Lake Ontario

Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: January 23, 2013

Field Determination. Date(s): November 6, 2013

**SECTION II: SUMMARY OF FINDINGS**

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There  are "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

Waters subject to the ebb and flow of the tide.

Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.  
Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There  are "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply):<sup>1</sup>

- TNWs, including territorial seas
- Wetlands adjacent to TNWs
- Relatively permanent waters<sup>2</sup> (RPWs) that flow directly or indirectly into TNWs
- Non-RPWs that flow directly or indirectly into TNWs
- Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- Impoundments of jurisdictional waters
- Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: Tributary A (340) and Tributary B (900) total 1240 linear feet: width (ft) and/or acres.

Wetlands: Wetland A (1.25) Wetland B (0.15) acres.

c. Limits (boundaries) of jurisdiction based on: 1987 Delineation Manual

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):<sup>3</sup>

Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.  
Explain:

<sup>1</sup> Boxes checked below shall be supported by completing the appropriate sections in Section III below.

<sup>2</sup> For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

<sup>3</sup> Supporting documentation is presented in Section III.F.

### SECTION III: CWA ANALYSIS

#### A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW

Identify TNW:

Summarize rationale supporting determination:

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is "adjacent":

#### B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody<sup>4</sup> is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

##### 1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: 5 square miles  
Drainage area: 5 square miles  
Average annual rainfall: 40 inches  
Average annual snowfall: 90 inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

- Tributary flows directly into TNW.  
 Tributary flows through 2 tributaries before entering TNW.

Project waters are 1.2 river miles from TNW.  
Project waters are 1 (or less) river miles from RPW.  
Project waters are 1.2 aerial (straight) miles from TNW.  
Project waters are 1 (or less) aerial (straight) miles from RPW.  
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW<sup>5</sup>: The Unnamed Tributary B to Sucker Brook, a seasonal tributary, begins onsite and flows north for approximately 340 linear feet and then continues offsite directly into Sucker Brook, a perennial RPW, that flows south for approximately 1 mile and empties directly into Canandaigua Lake, a TNW.

<sup>4</sup> Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

<sup>5</sup> Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

Tributary stream order, if known:

(b) General Tributary Characteristics (check all that apply):

Tributary is:  Natural  
 Artificial (man-made). Explain:  
 Manipulated (man-altered). Explain:

Tributary properties with respect to top of bank (estimate):

Average width: 5 feet  
Average depth: 2 feet  
Average side slopes: Pick List

Primary tributary substrate composition (check all that apply):

Silts  Sands  Concrete  
 Cobbles  Gravel  Muck  
 Bedrock  Vegetation. Type/% cover:  
 Other. Explain:

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: stable.

Presence of run/riffle/pool complexes. Explain:

Tributary geometry: Meandering

Tributary gradient (approximate average slope): 2 %

(c) Flow:

Tributary provides for: Seasonal flow

Estimate average number of flow events in review area/year: 11-20

Describe flow regime: Tributary flows during snow melt, wet periods and following rain events.

Other information on duration and volume:

Surface flow is: Discrete. Characteristics:

Subsurface flow: Pick List. Explain findings:

Dye (or other) test performed:

Tributary has (check all that apply):

Bed and banks  
 OHWM<sup>6</sup> (check all indicators that apply):  
 clear, natural line impressed on the bank  the presence of litter and debris  
 changes in the character of soil  destruction of terrestrial vegetation  
 shelving  the presence of wrack line  
 vegetation matted down, bent, or absent  sediment sorting  
 leaf litter disturbed or washed away  scour  
 sediment deposition  multiple observed or predicted flow events  
 water staining  abrupt change in plant community  
 other (list):  
 Discontinuous OHWM.<sup>7</sup> Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

High Tide Line indicated by:  Mean High Water Mark indicated by:  
 oil or scum line along shore objects  survey to available datum;  
 fine shell or debris deposits (foreshore)  physical markings;  
 physical markings/characteristics  vegetation lines/changes in vegetation types.  
 tidal gauges  
 other (list):

(iii) Chemical Characteristics:

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).

Explain: No oily film or other residue was observed in the channel.

Identify specific pollutants, if known:

<sup>6</sup>A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

<sup>7</sup>Ibid.

(iv) **Biological Characteristics. Channel supports (check all that apply):**

Riparian corridor. Characteristics (type, average width):

Wetland fringe. Characteristics:

Habitat for:

Federally Listed species. Explain findings:

Fish/spawn areas. Explain findings:

Other environmentally-sensitive species. Explain findings:

Aquatic/wildlife diversity. Explain findings: The channel supports potential breeding habitat for amphibians and

throughout the subject parcel there is potential to support bird and small mammal species.

2. **Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW**

(i) **Physical Characteristics:**

(a) **General Wetland Characteristics:**

Properties:

Wetland size: Wetland B (0.15) acres

Wetland type. Explain: Forested.

Wetland quality. Explain: The wetland is of good quality.

Project wetlands cross or serve as state boundaries. Explain: The wetland doesn't cross or serve as state boundaries.

(b) **General Flow Relationship with Non-TNW:**

Flow is: ~~Intermittent Flow~~. Explain:

Surface flow is: ~~Discrete~~

Characteristics:

Subsurface flow: ~~Pick List~~. Explain findings:

Dye (or other) test performed:

(c) **Wetland Adjacency Determination with Non-TNW:**

Directly abutting

Not directly abutting

Discrete wetland hydrologic connection. Explain:

Ecological connection. Explain:

Separated by berm/barrier. Explain:

(d) **Proximity (Relationship) to TNW**

Project wetlands are ~~1/2~~ river miles from TNW.

Project waters are ~~1/2~~ aerial (straight) miles from TNW.

Flow is from: ~~Wetland to navigable waters~~.

Estimate approximate location of wetland as within the ~~10-20 year~~ floodplain.

(ii) **Chemical Characteristics:**

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain: No oily film or residue color present.

Identify specific pollutants, if known:

(iii) **Biological Characteristics. Wetland supports (check all that apply):**

Riparian buffer. Characteristics (type, average width):

Vegetation type/percent cover. Explain:

Habitat for:

Federally Listed species. Explain findings:

Fish/spawn areas. Explain findings:

Other environmentally-sensitive species. Explain findings:

Aquatic/wildlife diversity. Explain findings: On the November 6, 2012 site visit there was saturation within the

wetlands and these areas are potential breeding habitat for amphibians. Throughout the subject parcel there is potential to support bird and small mammal species.

3. **Characteristics of all wetlands adjacent to the tributary (if any)**

All wetland(s) being considered in the cumulative analysis: ~~1~~

Approximately (0.15) acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)  
Y

Size (in acres)  
Wetland B (0.15)

Directly abuts? (Y/N)

Size (in acres)

Summarize overall biological, chemical and physical functions being performed: Wetland B is a forested wetland and performs some of the following functions A) habitat diversity B) water quality improvements C) and nutrient cycling.

### C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapans* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs. Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:
2. Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs. Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:
3. Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW. Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

### D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. TNWs and Adjacent Wetlands. Check all that apply and provide size estimates in review area:

TNWs: linear feet width (ft), Or, acres.

Wetlands adjacent to TNWs: acres.

2. RPWs that flow directly or indirectly into TNWs.

- Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: The Unnamed Tributary A to Sucker Brook, has perennial flow and flows for approximately 900 linear feet onsite and then continues offsite directly into Sucker Brook, a perennial RPW, that flows south for approximately 1 mile and empties directly into Canandaigua Lake, a TNW.
- Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: The Unnamed Tributary B to Sucker Brook has seasonal flow and flows for approximately 340 linear feet onsite

and continues offsite and directly into Sucker Brook, a perennial RPW, that flows south for approximately 1 mile and empties into Canandaigua Lake, a TNW.

Provide estimates for jurisdictional waters in the review area (check all that apply):

Tributary waters: Tributary A (900) Tributary B (340) linear feet width (ft).

Other non-wetland waters: acres.

Identify type(s) of waters:

3. **Non-RPWs<sup>8</sup> that flow directly or indirectly into TNWs.**

Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

Tributary waters: linear feet width (ft).

Other non-wetland waters: acres.

Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**

Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.

Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: Wetland A directly abuts the Unnamed Tributary A to Sucker Brook, a perennial RPW that flows for a approximately 900 linear feet onsite and then continues offsite directly into Sucker Brook, a perennial RPW, that flows south for approximately 1 mile and empties directly into Canandaigua Lake, a TNW.

Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: Wetland B directly abuts the Unnamed Tributary B to Sucker Brook, a seasonal RPW, that flows for approximately 340 linear feet onsite and continues offsite and directly into Sucker Brook, a perennial RPW, that flows south for approximately 1 mile and empties into Canandaigua Lake, a TNW.

Provide acreage estimates for jurisdictional wetlands in the review area: Wetland A ( 1.25) Wetland B (0.15) acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**

Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**

Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.<sup>9</sup>**

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

Demonstrate that impoundment was created from "waters of the U.S.," or

Demonstrate that water meets the criteria for one of the categories presented above (1-6), or

Demonstrate that water is isolated with a nexus to commerce (see E below).

**E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):<sup>10</sup>**

<sup>8</sup>See Footnote # 3.

<sup>9</sup>To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

<sup>10</sup>Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Repairs.

- which are or could be used by interstate or foreign travelers for recreational or other purposes.
- from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- which are or could be used for industrial purposes by industries in interstate commerce.
- Interstate isolated waters. Explain:
- Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft).
- Other non-wetland waters: acres.  
Identify type(s) of waters:
- Wetlands: acres.

**F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):**

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: acres.

**SECTION IV: DATA SOURCES.**

**A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):**

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Wetland Delineation Report submitted by BMR.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
  - Corps navigable waters' study:
  - U.S. Geological Survey Hydrologic Atlas: Southeastern Lake Ontario.
    - USGS NHD data.
    - USGS 8 and 12 digit HUC maps.
  - U.S. Geological Survey map(s). Cite scale & quad name: Canandaigua 1:24,000.
  - USDA Natural Resources Conservation Service Soil Survey. Citation: Monroe County Soil Survey.
  - National wetlands inventory map(s). Cite name: USFWS NWI maps-no NWI wetlands mapped on site.
  - State/Local wetland inventory map(s): NYSDEC Environmental Resource Mapper-no NYDEC wetlands mapped on site.
  - FEMA/FIRM maps:
    - 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
  - Photographs:  Aerial (Name & Date): Review of Bing and Google orthoimagery.  
or  Other (Name & Date):
  - Previous determination(s). File no. and date of response letter:
  - Applicable/supporting case law:

- Applicable/supporting scientific literature:
- Other information (please specify):

**B. ADDITIONAL COMMENTS TO SUPPORT JD:** The contents of this JD form represent the summary of field observations from a site visit conducted on November 6, 2012 and an office review of the data sources listed above. Wetland A and B are found to perform several functions including flood attenuation and runoff storage, pollutant trapping, wildlife habitat, and water quality protection, especially helping to protect the downstream waters of Canandaigua Lake. Based on the verified hydrological connection to Canandaigua Lake (a TNW) and the ecological services being performed, Wetland A, Wetland B and the Unnamed Tributary A and B to Sucker Brook have a significant effect on the physical, chemical, and biological integrity of downstream waters, including Canandaigua Lake (a TNW). The regulation of these areas and those similar to it is vital to the goals and purpose of the Clean Water Act (CWA). Therefore, Wetland A, Wetland B, the Unnamed Tributary A to Sucker Brook and the Unnamed Tributary B to Sucker Brook are jurisdictional waters of the U.S..

---

**6. NYSOPRHP letter, dated September 7, 2007**

---



## New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189  
518-237-8643

September 6, 2007

www.nysparks.com

Richard Brown  
Director of Development & Planning  
City of Canandaigua  
2 North Main Street  
Canandaigua, New York 14424

Elliot Spitzer  
Governor

Carol Ash  
Commissioner

Dear Mr. Brown:

Re: SEORA  
Amber Meadows (Bristol Street)  
Town and City of Canandaigua  
Ontario County  
06PR4082

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the Supplemental Phase I Cultural Resources Investigation Report, prepared by Panamerica Consultants and dated July 2007, in accordance with New York State Parks, Recreation and Historic Preservation Law, Section 14.09. This report details the results of the mechanical topsoil stripping. No burial shafts, human remains or precontact archaeological features were identified.

Based upon this review, it is the OPRHP's opinion that your project will have **No Adverse Impact** upon historic properties in or eligible for inclusion in the State and National Registers of Historic Places with the condition that the attached Human Remains Discovery Protocol is included on all appropriate construction drawings.

The OPRHP appreciates the opportunity to comment on this information. It should be noted that further consultation with the OPRHP will be necessary if there are any changes to the project. Please telephone me at ext. 3280 with any questions you may have. Please also refer to the PR# above in any future correspondence for this project.

Sincerely,

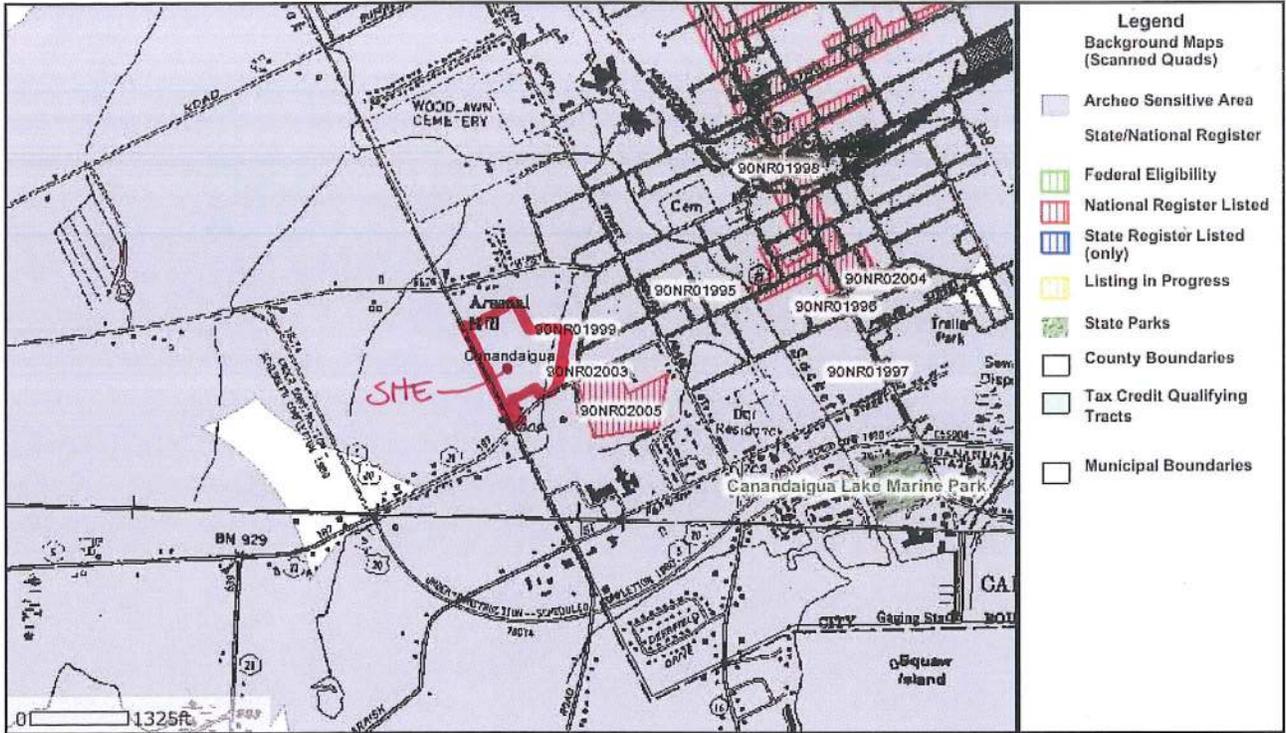
Historic Preservation Program Analyst,  
Archaeology

cc. Linc Svobrock, BME Associates (faxed this day to 585-377-7309)  
Christine Abrams, Tonawanda Seneca Nation  
Gail Thompson, SNI THPO  
Michael Cinguino, Panamerican  
William Metrose, Metrose Builders

---

## **7. SHPO Archeological Sensitive Areas Map**

---



Pa | # / #5347

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

---

## **8. 2014 Traffic Study Update**

---



**Stantec Consulting Services Inc.**  
61 Commercial Street, Suite 100  
Rochester NY 14614-1009  
Tel: (585) 475-1440  
Fax: (585) 272-1814

June 13, 2014

Mr. Jerry Watkins  
Riedman Development  
45 East Avenue, 2<sup>nd</sup> Floor  
Rochester, NY 14604

Dear Mr. Watkins,

**Reference: The Cottages at Canandaigua - Traffic Evaluation**

It is our understanding the proposed Hammocks at Canandaigua located on Bristol Road/ Bristol Street at West Street and straddles the Town and City of Canandaigua line was approved in 2011 and significant number of units have been already been constructed. The approved project included the construction of 198 apartment units in the Town of Canandaigua and 35 patio homes in the City of Canandaigua. Two access points were proposed on Bristol Road/Bristol Street. It is our understanding there is a desire to amend the previously proposed 35 patio homes in the City of Canandaigua, now referred to as the Cottages, to sixty (60) 'for-sale', detached dwelling units. The following sketch plan shows the new layout and access.

We have reviewed the traffic study completed in 2011 for the overall project (Hammocks at Canandaigua) and have the following to offer. The 35 patio homes in the City portion of the project were assumed to generate traffic similar to single family homes due to lack of national data available for that use. This provided a conservatively high estimate of trips added on the adjacent road system, as single family homes tend to generate more traffic. The traffic study approved in 2011 estimated the 35 single family units would generate approximately 35 vehicles per hour during the morning peak and 41 vehicles per hour during the evening peak.





**Reference: The Cottages at Canandaigua, Phase II – Traffic Evaluation**

Prior Approved Uses (2011)	Morning Peak Hour			Evening Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
Apartments (198 units)	20	81	101	79	44	123
Single Family Housing (35 units)	9	26	35	26	15	41
<b>Total Driveway Volume</b>	<b>29</b>	<b>107</b>	<b>136</b>	<b>105</b>	<b>59</b>	<b>164</b>

The 2014 proposal is for the Rezoning of the 20.9 acre parcel in the City to a Planned Unit Development (PUD) for the construction of sixty (60) 'for-sale', detached dwelling units. These units are comprised of a combination of one- or two-story structures, approximately 2,000 SF each, with two- or three-bedrooms/unit. These units are not single family units, they better reflect detached condominiums and are targeted for empty nesters and younger professionals versus a traditional family unit.

Trip generation estimates are normally based on national statistics for similar facilities as reported in the Institute of Transportation Engineers, *Trip Generation*. Since the 2011 traffic study, the *Trip Generation* 9<sup>th</sup> Edition has been released to reflect newer data samples. In order to estimate the number of trips the change in density will generate, various land use categories in *Trip Generation* were considered. The following table shows the rate for each category considered and the equivalent trips for a 60 unit development.

Land Use	ITE Code	Units	Morning Peak Hour		Evening Peak Hour	
			Rate/unit	Trips/Hour	Rate/unit	Trips/Hour
<b>Previous Approval</b>	<b>210</b>	<b>35</b>	<b>0.99</b>	<b>35</b>	<b>1.16</b>	<b>41</b>
Single Family	210	60	0.75	45	1.00	60
Townhouse (rental)	391	60	0.70	42	0.72	43
Luxury Condos/Townhouses	233	60	0.56	34	0.55	33
Residential PUD	270	60	0.51	31	0.62	37
Apartments	332	60	0.51	31	0.62	37
Condominiums (owner)	393	60	0.44	26	0.52	31

As indicated in the table, most of the uses identified are projected to generate less than or equal to the volume of traffic previously approved for 35 single family units. Considering the proposed development is not intended for single family uses, it is very likely that the intensification of units on the parcel will have little to no impact on the adjacent roadway system.

As a worst case analysis, a sensitivity analysis was conducted to determine the effects of a 60 unit single family development at the main entrance at Bristol Street/West Street intersection. The worst peak period is during the evening peak, so the additional trips generated by 60 single family units were added to the intersection according to the patterns recorded in the 2011 study. Capacity analysis was then completed for the intersection with the additional trips. The analysis indicates that the intersection would experience overall acceptable levels of operation, Level B (27.0



**Reference: The Cottages at Canandaigua, Phase II – Traffic Evaluation**

seconds of delay). Similar to the 2011 report findings, the West Street approach will experience increased delays, but the overall intersection levels of operation are acceptable. Additional traffic control (4-way stop signs or traffic signal) is not warranted at this location. Calculations and the capacity analysis printouts are attached. It should be emphasized that this sensitivity analysis was completed only to show the relative effects as a worst case scenario. It is anticipated that traffic generated by the proposed units will not generate at levels similar to single family units.

Based on the proposed description of the proposed units and their target market, it is anticipated the proposed development will generate equal to if not less than the traffic previously approved for this section of the overall development. The access to the development has also not changed with two points of access along Bristol Street/Bristol Road. Hence, the proposed development plan for The Cottages is consistent with the approved 2011 traffic study report, its findings and impacts. The prior approved study concluded that:

*“The proposed Hammocks at Canandaigua is anticipated to add traffic to the adjacent roadway system; however acceptable levels of operation will be provided with the recommended geometric features at the site access points, while maximizing the current infrastructure and enhancing pedestrian, bicycle accessibility. Providing pedestrian and bicycle amenities internal to the site and connecting to the existing external system will further promote the use multi-modal travel modes.”*

In summary, the proposed change in density and use of the Cottages at Canandaigua will have little to no impact on the adjacent roadway system as it is consistent with prior approved and projected levels of traffic to be generated by the development.

We hope this information is helpful. Please do not hesitate to contact me if you have any questions, or need additional information.

Regards,

**STANTEC CONSULTING SERVICES INC.**

A handwritten signature in black ink, appearing to read "Paula F. Benway".

**Paula F. Benway, FITE**

Associate, Transportation  
Stantec

61 Commercial Street, Suite 100

Rochester, NY 14616

Phone: (585) 413-5284

[Paula.Benway@stantec.com](mailto:Paula.Benway@stantec.com)

Attachments: 2011 Traffic Study – Executive Summary, Capacity Analysis

**Hammocks at Canandaigua  
Traffic Impact Study**

**March 2011**  
Revised April 2011



---

**Stantec**

## Table of Contents

EXECUTIVE SUMMARY	E.1
<hr/>	
<b>INTRODUCTION</b> .....	<b>5</b>
<b>EXISTING CONDITIONS</b> .....	<b>7</b>
A. DESCRIPTION OF ROADWAY NETWORK .....	7
B. VOLUME COUNTS.....	8
C. PEDESTRIAN, BICYCLE AND TRANSIT .....	10
D. CAPACITY METHODS & ANALYSIS.....	10
E. TRAFFIC SIGNAL WARRANTS.....	12
F. ACCIDENT ANALYSIS .....	13
<hr/>	
<b>BACKGROUND CONDITIONS</b> .....	<b>14</b>
<b>FUTURE CONDITIONS</b> .....	<b>16</b>
G. TRIP GENERATION .....	16
H. TRIP DISTRIBUTION & ASSIGNMENT .....	16
I. 2015 CAPACITY CONDITIONS WITH PROPOSED DEVELOPMENT .....	19
J. TURN LANE WARRANTS .....	20
K. ACCESS POINT SIGHT DISTANCE.....	20
<hr/>	
<b>SUMMARY AND CONCLUSION</b> .....	<b>23</b>
<hr/>	
<b>Figure</b>	
1 Site Location.....	5
2 Concept Site Plan.....	6
3 2011 Existing Traffic Volumes.....	11
4 2015 Base Traffic Volumes.....	15
5 Trip Distribution.....	17
6 2015 Full Build Development Traffic Volumes.....	18
<hr/>	
<b>Photo</b>	
1 Bristol Road/ Bristol Street.....	7
2 West Street .....	8
<hr/>	
<b>Table</b>	
1 Volume Comparison – Bristol Street @ West Street.....	9
2 Level of Service Criteria.....	12
3 Trip Generation.....	16
4 Level of Service Summary.....	22

## Executive Summary

---

This traffic assessment has been conducted to evaluate the effects the proposed Hammocks at Canandaigua will have on the adjacent transportation network. The proposed development parcel is located on Bristol Road/Bristol Street at the intersection with West Street and straddles the Town and City line of Canandaigua, New York. Bristol Street is predominantly residential providing a connection between South Main Street (NYS Route 332) in the City of Canandaigua and NYS Routes 5/20 to the west in the Town of Canandaigua.

The proposed development includes the construction of 198 apartment units in the Town of Canandaigua and 34 patio homes as previously approved in the City of Canandaigua. An internal roadway system provides access to both subareas of the development. Two access points are proposed, one opposite West Street forming a four-way intersection (per the City's request) and another access on Bristol Road further to the west forming a T-intersection.

Full build out of the proposed Hammocks at Canandaigua is anticipated to occur over several years; for analysis purposes it was assumed to occur by the year 2015. Therefore, this assessment has been conducted for background conditions and full build conditions by the year 2015. Other nearby development information was obtained and included into background conditions. Updated traffic counts and observations were performed in February 2011 and seasonally adjustment (+13.25% was applied) to reflect normal traffic operations in a recreational community. To account for other unknown growth originating outside of the immediate study area by the year 2015, an additional 0.5% growth rate per year was applied to existing traffic volumes. It should be noted that limited pedestrian facilities are available in the immediate area, no separate bike facilities were found and two transit bus routes pass by the development site.

Trip Generation calculations were completed using trip generation rates for similar facilities documented in the Institute of Transportation Engineers, Trip Generation, 8<sup>th</sup> Edition. The proposed Hammocks at Canandaigua is anticipated to generate approximately 136 vehicular trips during the weekday morning peak hour and 164 vehicular trips during the evening peak. These new trips were distributed to the adjacent roadway system based on commuter patterns in the area and location of the proposed access points. The next step in the study process was to determine current, background and future roadway capacity and operations. Level of Service for signalized intersections is defined in terms of delay. Delay is a measure of driver discomfort, frustration, fuel consumption and lost travel time. The Level of Service table below shows the resulting levels of operation for existing, background, and future conditions for both study periods. Capacity analysis results and field observations indicate most intersections within the study area are operating with overall acceptable levels and will continue to do so after full build out of the proposed development.

The proposed site driveways will provide acceptable levels of operation throughout the day, with one minor approach exception during the weekday evening peak hour. Alternative traffic control and geometry at the proposed site access/Bristol Street/West Street intersection was evaluated and found to be either not in compliance with necessary warrants or recommended for a predominantly residential area. The recommended geometric features at the site access points

**HAMMOCKS AT CANANDAIGUA**

**TRAFFIC IMPACT STUDY**

EXECUTIVE SUMMARY

as listed below will maximize the current infrastructure while enhancing pedestrian and bicycle accessibility in and around the immediate area. Creating a healthy neighborhood that fosters and enables multi-modal activity should take preference over slightly improving travel delays that only occur on one intersection approach during the weekday evening peak hour.

The following geometric and traffic control characteristics are recommended at the proposed site access points:

***Site Access/West Street @ Bristol Street***

- Provide one shared exiting lane (left, through and right) and one entering lane.
- Install stop sign control for exiting vehicles from the site.
- Provide pedestrian connections and crossings from the adjacent road system to internal destinations. Continue the sidewalk system along the frontage of the property.

***Site Access (west) @ Bristol Road***

- Provide one shared exiting lane (left, through and right) and one entering lane.
- Install stop sign control for exiting vehicles from the site.
- Provide pedestrian connections and crossings from the adjacent road system to internal destinations.

The proposed Hammocks at Canandaigua is anticipated to add traffic to the adjacent roadway system; however acceptable levels of operation will be provided with the recommended geometric features at the site access points, while maximizing the current infrastructure and enhancing pedestrian, bicycle accessibility. Providing pedestrian and bicycle amenities internal to the site and connecting to the existing external system will further promote the use multi-modal travel modes.

**HAMMOCKS AT CANANDAIGUA  
TRAFFIC IMPACT STUDY  
EXECUTIVE SUMMARY**

**Level of Service Summary**

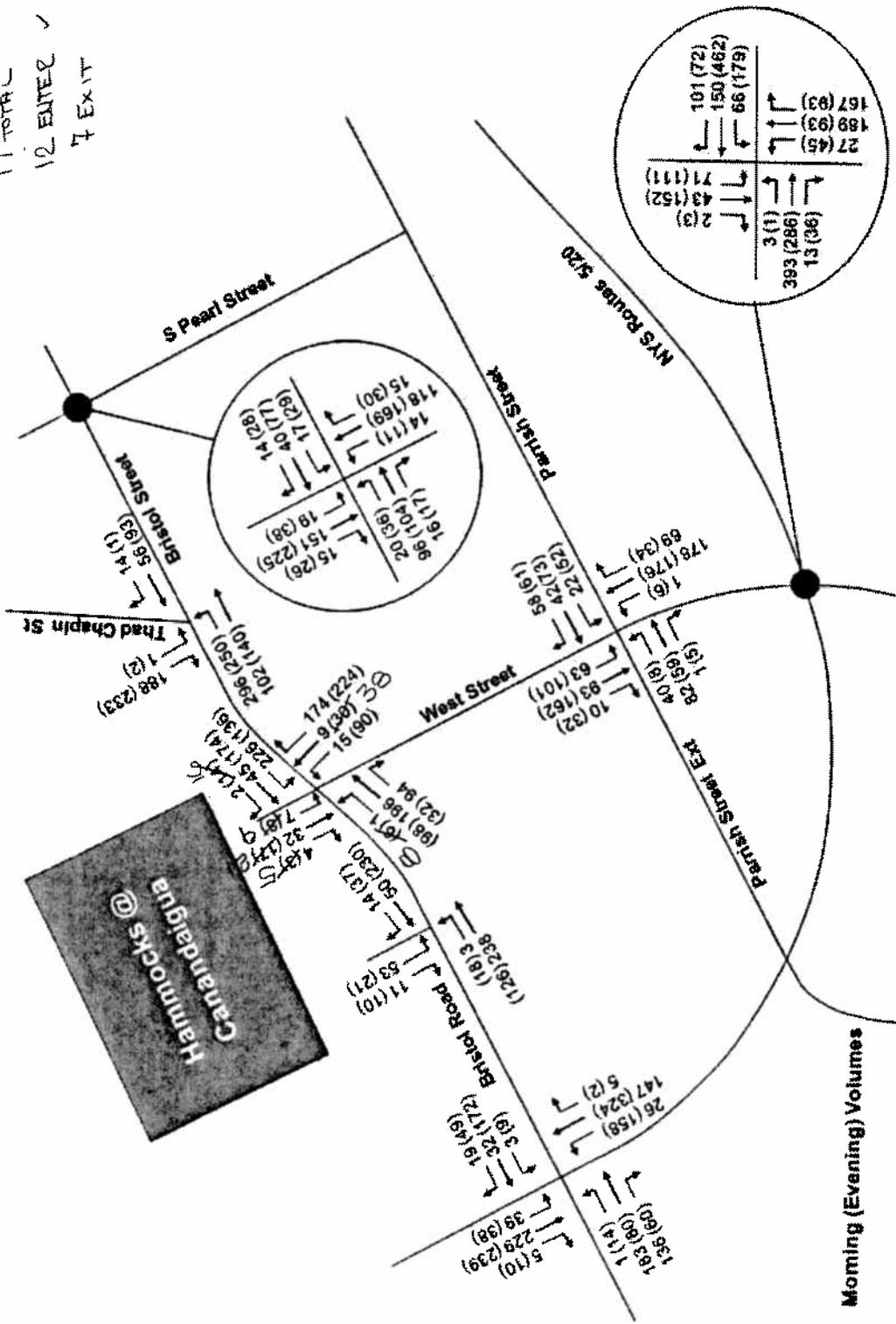
BRISTOL ROAD INTERSECTIONS	MORNING PEAK HOUR			EVENING PEAK HOUR		
	Existing (2011)	Background (2015)	Future (2015)	Existing (2011)	Background (2015)	Future (2015)
<b>NYS Route 5 &amp; 20 (overall)</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>A</b>	<b>A</b>	<b>A</b>
EB Left/Thru/Right	B	B	B	A	A	A
WB Left/Thru/Right	A	A	A	B	B	B
NB Left	B	B	B	B	B	B
NB Thru/Right	B	B	B	A	A	A
SB Left	B	B	B	A	A	A
SB Thru/Right	B	B	B	A	A	A
<b>Site Driveway (West)</b>						
EB Left/Thru	N/A	N/A	a	N/A	N/A	a
WB Thru/Right			a			a
SB Left/Right			b			b
<b>Site Driveway (East)/ West Street</b>						
EB Left/Thru/Right	a	a	a	a	a	a
WB Left/Thru/Right	a	a	a	a	a	a
NB Left/Thru/Right	b	b	c	c	c	e
SB Left/Thru/Right	N/A	N/A	d	N/A	N/A	c
<b>Thad Chapin Street</b>						
EB Thru/Left	a	a	a	a	a	a
WB Thru/Right	a	a	a	a	a	a
SB Left/Right	a	b	b	b	b	b
<b>S. Pearl Street</b>						
EB Left/Thru/Right	a	a	a	b	b	b
WB Left/Thru/Right	a	a	a	b	b	b
NB Left/Thru/Right	a	a	a	b	b	b
SB Left/Thru/Right	a	b	b	b	c	c
WEST STREET INTERSECTIONS	MORNING PEAK HOUR			EVENING PEAK HOUR		
	Existing (2011)	Background (2015)	Future (2015)	Existing (2011)	Background (2015)	Future (2015)
<b>Parrish Street</b>						
EB Left/Thru/Right	a	b	b	a	a	b
WB Left/Thru/Right	a	a	a	b	b	b
NB Left/Thru/Right	b	b	b	b	b	b
SB Left/Thru/Right	a	a	b	b	b	c
<b>NYS Route 5 &amp; 20 (overall)</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
EB Left	A	A	A	A	A	A
EB Thru/Right	B	B	B	B	B	B
WB Left	B	B	B	B	B	B
WB Thru/Right	A	A	A	B	B	B
NB Left/Thru/Right	C	C	C	B	B	B
SB Left/Thru/Right	B	B	C	B	B	B

**HAMMOCKS AT CANANDAIGUA  
TRAFFIC IMPACT STUDY**

60 SINGLE FAMILY UNITS

ADDITIONAL TRIPS  
19 TOTAL

12 ENTER ✓  
7 EXIT



Morning (Evening) Volumes



Stantec



Drawing Not To Scale

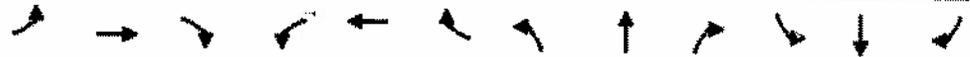
Hammocks at Canandaigua, Town & City of Canandaigua, NY

**2015 Future Traffic Volumes**

Figure 6

HCM Unsignalized Intersection Capacity Analysis  
 6: Middle Cheshire Rd./Site Entrance - East & Bristol Rd.

2015 Buld Volumes - PM  
 6/13/2014



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		+			+			+			+	
Volume (veh/h)	6	98	32	138	174	14	90	30	224	8	17	3
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.85	0.85	0.85	0.83	0.83	0.83	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	7	115	38	164	210	17	125	42	311	11	24	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	227			153			710	702	134	1026	713	218
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	227			153			710	702	134	1026	713	218
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			89			58	87	66	90	92	99
cM capacity (veh/h)	1342			1428			298	319	918	115	315	822

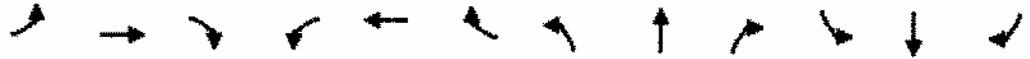
Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	160	390	478	39
Volume Left	7	164	125	11
Volume Right	38	17	311	4
cSH	1342	1428	538	220
Volume to Capacity	0.01	0.11	0.89	0.18
Queue Length 95th (ft)	0	10	254	16
Control Delay (s)	0.4	3.9	44.1	24.8
Lane LOS	A	A	E	C
Approach Delay (s)	0.4	3.9	44.1	24.8
Approach LOS			E	C

Intersection Summary	
Average Delay	22.1
Intersection Capacity Utilization	61.2%
Analysis Period (min)	15
ICU Level of Service	B

ORIGINAL ANALYSIS w/ 35 SINGLE FAMILY UNITS

HCM Unsignalized Intersection Capacity Analysis  
 6: Middle Cheshire Rd./Site Entrance - East & Bristol Rd.

2015 Buld Volumes - PM  
 6/13/2014



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (veh/h)	8	98	32	136	174	16	90	38	224	9	21	5
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.85	0.85	0.85	0.83	0.83	0.83	0.72	0.72	0.72	0.72	0.72	0.72
Hourly flow rate (vph)	9	115	38	164	210	19	125	53	311	12	29	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	229			153			721	710	134	1037	719	219
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	229			153			721	710	134	1037	719	219
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			89			57	83	66	89	91	99
cM capacity (veh/h)	1339			1428			287	315	918	110	312	820

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	162	393	489	49
Volume Left	9	164	125	12
Volume Right	38	19	311	7
cSH	1339	1428	519	225
Volume to Capacity	0.01	0.11	0.94	0.22
Queue Length 95th (ft)	1	10	294	20
Control Delay (s)	0.5	3.9	54.5	25.4
Lane LOS	A	A	F	D
Approach Delay (s)	0.5	3.9	54.5	25.4
Approach LOS			F	D

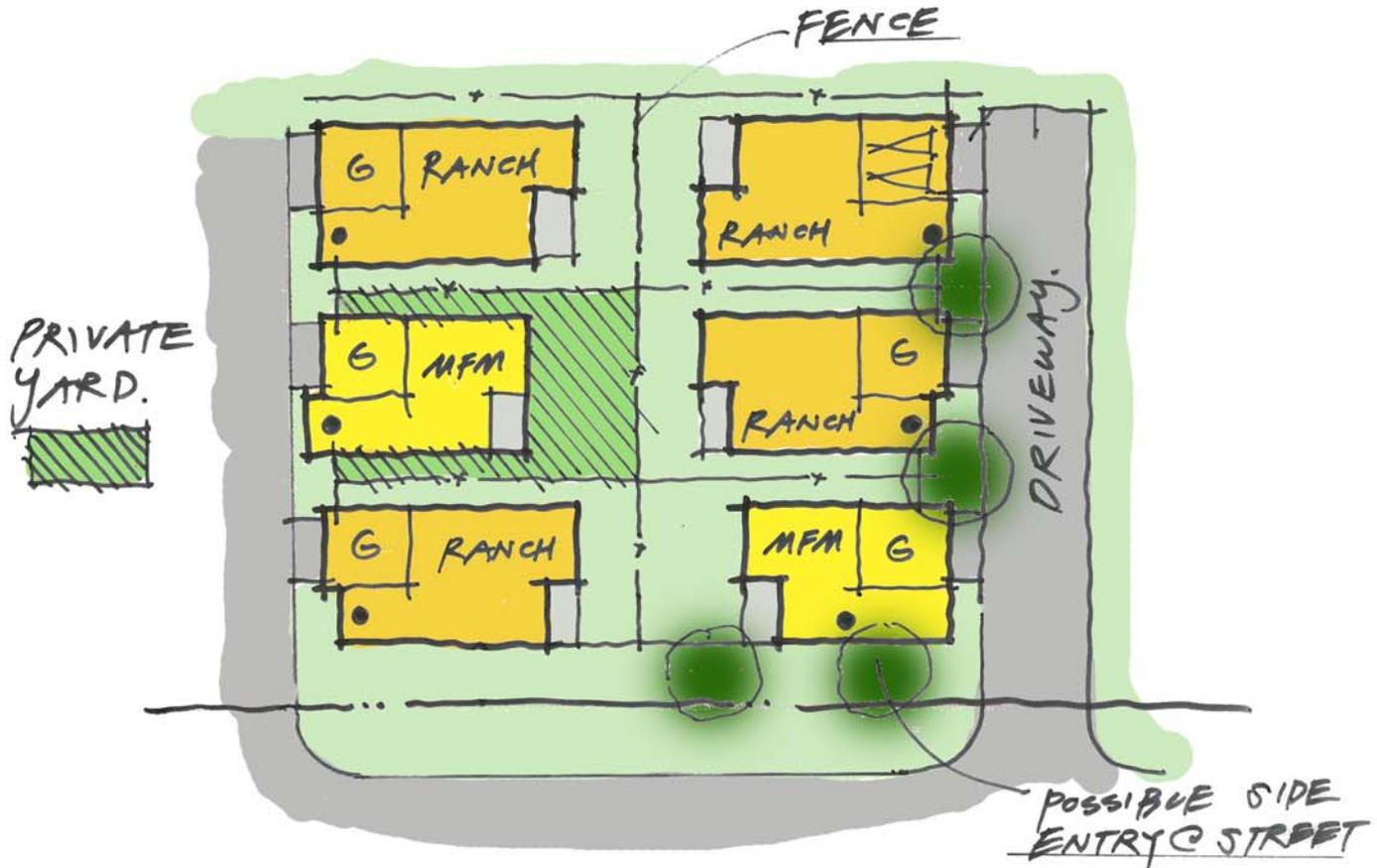
Intersection Summary	
Average Delay	27.0
Intersection Capacity Utilization	62.6%
Analysis Period (min)	15
ICU Level of Service	B

*Sensitivity Analysis w/ 60 SINGLE FAMILY UNITS*

---

## **9. Conceptual Architectural Representations**

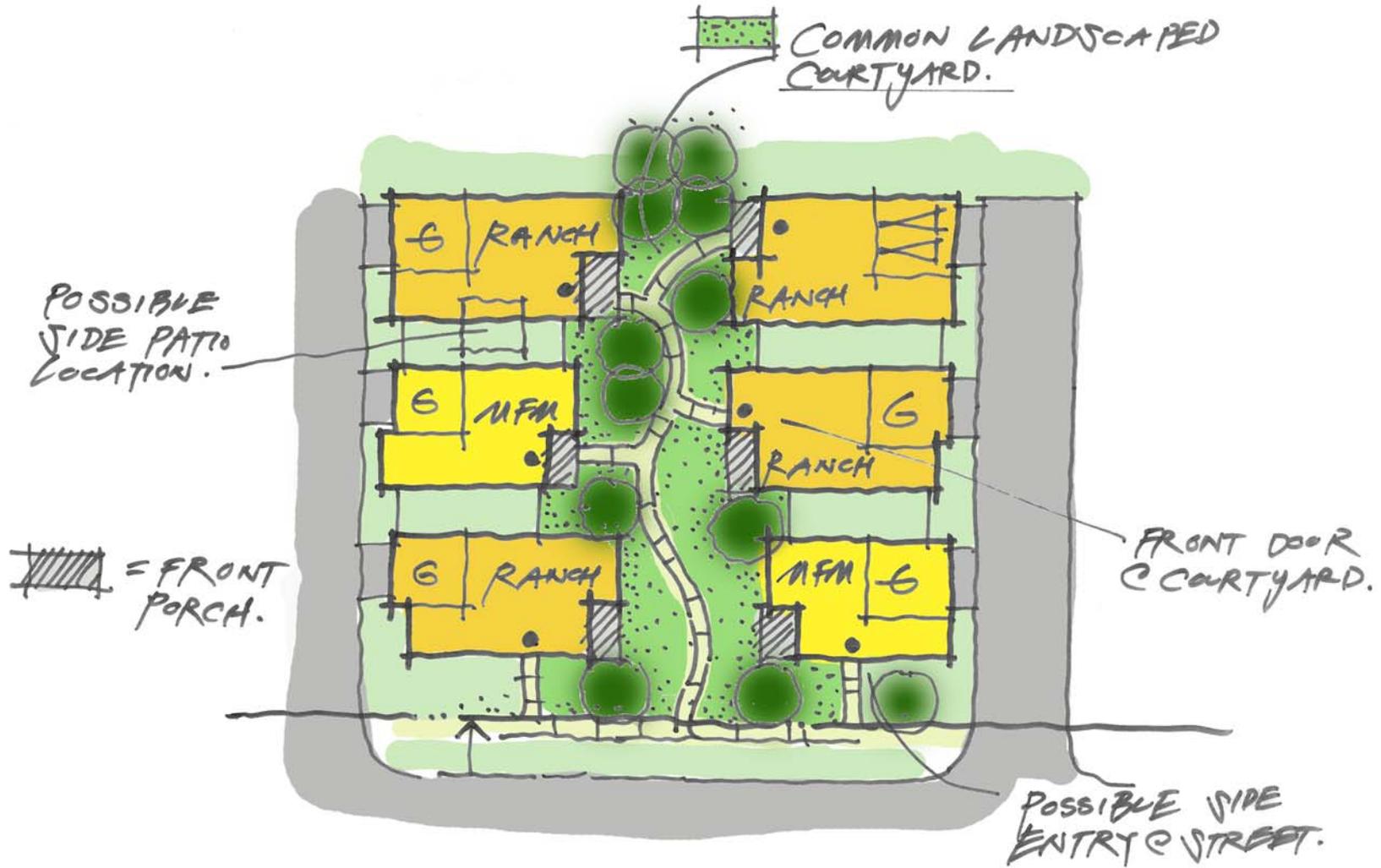
---



FRONT ENTRY

...

FRONT LOAD · GARAGE CLUSTER



COURTYARD ENTRY

...

REAR LOAD. GARAGE CLUSTER







