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February 9, 2024

Town Board
Town of Perinton
1350 Turk Hill Road
Fairport, New York 14450

Attn: Ciaran Hanna, Town Supervisor

**Re: Fellows Road Properties-Pride Mark
PDD Rezoning Application**

2789

- T.A. #140.04-1-39
- T.A. #140.04-1-40
- T.A. #140.04-1-4
- T.A. #140.04-1-7

Dear Supervisor Hanna:

On behalf of Pride Mark Homes, we are pleased to submit the enclosed Rezoning application for the above-referenced project. We request to appear at the Town Board's next available meeting to introduce this project, and have enclosed twelve (12) copies of the following application materials for your review:

- Letter of Intent
- Rezoning Application
- Owner Authorization to Make Application
- PDD Project Narrative
- PDD Fact Sheet
- Full EAF, Parts 1, 2, and 3
- Property Deeds (1 copy)
- Conventional Plan (BME dwg #2789-01)
- PDD Concept Site Plan (BME dwg #2789-02)
- PDD Concept Utility Plan (BME dwg #2789-03)
- Surrounding Neighborhoods Exhibit
- Rezoning Application Fee (\$400)

This proposal is for the rezoning of four (4) tax parcels totaling ± 63.1 acres, which are situated on the east side of Fellows Road, immediately south of the Perinton/Penfield municipal boundary from Residential Transition (RT-1.2.5) to Residential Planned Development District (PDD). Pride Mark Homes proposes 171 for-sale residential units with a mix of single-family homes, patio homes and townhomes. The proposal represents a density of 2.71 units/acre.

The enclosed materials outline the proposed development. The PDD Project Narrative presents the information as required per Chapter 208-52 of the Town Code, including the project's purpose of meeting the goals of the Town of Perinton's 2021 Comprehensive Plan.

The 2021 Comprehensive Plan identifies the subject parcels as being suitable for Medium Density Residential Development. The Comprehensive Plan also states these areas, because of their access to

available infrastructure, are suitable for the density which will address current housing needs within the Town of Perinton. The proposed density of 2.71 units/acre is commensurate with Residential B zoning in the Town, and consistent with medium density development standards. The proposal also provides a mix of housing to offer variety in housing types and price points; both of which are stated goals within the Comprehensive Plan

Pursuant with Town Code §208-52.E.(1)(a)[3], we respectfully request that the Town Board accept this application and schedule this matter for a public hearing. Following the public hearing we request that the Town Board refer the proposed PDD rezoning applications to the Town Planning Board and Conservation Board for review and recommendation, and also to the Monroe County Planning Board for their 239-M referral.

The proposal is a Type 1 action pursuant to SEQRA, and we request that the Town Board declare their intent to be lead agency for the coordinated review. The completed Full EAF is provided for your use. As described in the PDD Project Narrative, the EAF has been prepared for both the Pride Mark Homes proposal and the adjoining Aristo Properties proposal (application submitted separately) to allow the Town Board, as lead agency to conduct a comprehensive coordinated SEQRA process.

Please review and contact our office with any questions in advance of the next available Town Board meeting.

Thank you,

Sincerely,
BME Associates

Peter G Vars

Peter G. Vars, P.E.

/PGV

Encl.

c: James P. Barbato; Pride Mark Homes



TOWN OF PERINTON

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

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

NUMBER _____ **FEE \$** \$400.00
(verify fee with staff)

MEETING DATE _____

APPLICATION FORM – REZONING – TOWN BOARD

See attached instructions/requirements/procedures

1. APPLICANT

Name Pride Mark Homes **Phone** (585) 249-8182

Street & Number 1501 Pittsford-Victor Road, Suite 200 **City** Victor **Zip** 14564

Interest in Property: ☒ **Owner** _____ **Lessee** _____ **Other** _____
* 250 Fellows Road (T.A. #140.04-1-39), Fellows Road (T.A. #140.04-1-40)

2. OWNER (if other than applicant)

Name William Metrose, Ltd. **Phone** _____

Street& Number 55 Sullys Trail **City** Pittsford **Zip** 14534
* 200 Fellows Road (T.A. #140.04-1-4), Fellows Road (T.A. #140.04-1-7)

3. ATTORNEY (If represented)

Name _____ **Phone** _____

Street& Number _____ **City** _____ **Zip** _____

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

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

Yes _____ **No** ☒ **Explain INTEREST** _____

If yes, who? Name _____ **Address** _____

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

250 Fellows Road (T.A. #140.04-1-39), Fellows Road (T.A. #140.04-1-40),

200 Fellows Road (T.A. #140.04-1-4), Fellows Road (T.A. #140.04-1-7).

6. SIZE OF PARCEL: ±63.1 acres

7. PRESENT USE OF PROPERTY: Vacant land

8. ZONING DISTRICT: RT-1.2.5 TAX ACCOUNT# See #5 Above

9. Describe specifically the nature of your request Rezone the property to Planned Development District (PDD)
for a proposed 171-unit, mixed used residential development. A summary of the proposed residential
PDD is as follows: 55 patio homes, 26 single-family homes, 90 townhome units.

10. Describe the location, use and size of structures and other land use within 100 feet of the boundaries of the subject property West: single-family lots along Fellows Road

North: townhomes in the Arbor Ridge Development

East: single-family lots and agricultural uses along Huber Road.

South: vacant parcel

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

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

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

The nature or magnitude of use? NO ✓ YES _____

Inadequate access to property? NO ✓ YES _____

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

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

NO ✓ YES _____

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

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

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

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

See enclosed Letter of Intent and Project Narrative for the proposed residential PDD Development

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

Signature of Applicant: James P Barbato Date 2-8-24

Printed name of Applicant James P Barbato

Property Owner (If other than applicant)

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

Signature of property owner _____ Date _____

Printed Name of property owner _____

3/23/19

Fellows Road Properties
PDD-Planned Development District
Project Narrative

I. Introduction

The enclosed materials constitute the re-zoning applications to the Perinton Town Board for two separate residential developments proposed for the Fellows Road corridor, north of Furman Road in the Town of Perinton. The two applicants, Aristo Properties Inc., and Pride Mark Homes are requesting the rezoning of lands from Residential Transition (RT-1.2.5) to Residential Planned Development District (PDD) under Town Code §208-52 (hereinafter, “the proposed PDD”).

The two projects are proposed by two well respected developers with a history of many successful projects being completed within the Town of Perinton community. The Pride Mark Homes project will consist of four tax parcels totaling ±63.1 acres, which are situated on the east side of Fellows Road, immediately south of the Perinton/Penfield municipal boundary. The Pride Mark properties owned or under option consist of:

- 250 Fellows Road (T.A. #140.04-1-39): ±24.59 acres
- Fellows Road (T.A. #140.04-1-40): ±0.52 acres
- 200 Fellows Road (T.A. #140.04-1-4): ±30.88 acres
- Fellows Road (T.A. #140.04-1-7): ±7.12 acres

Aristo Development, Inc. owns the southernmost parcel at the northeast corner of Fellows Road and Furman Road, known as the Peters property, a single tax parcel totaling ±32.2 acres.

- Fellows Road (T.A. #140.04-1-44.1): ±32.19 acres

Pride Mark Homes and Aristo Development will apply and develop their separate projects independent from one another. However, at the request of the Town, the developers have been mutually planning their developments to allow for these

adjoining properties to be planned via a wholistic approach for access, street layout, utility routes, and adjoining land uses between their two proposed developments. Additionally, the two applications are provided to the Town of Perinton at the same time to allow the Town to consider the merits of rezoning of this Fellows Road corridor and SEQR considerations.

This corridor of the proposed PDD is designated within the 2021 Town of Perinton Comprehensive Plan's Future Land Use goals as a Medium Density Residential use area. The proposed PDD seeks to satisfy this stated goal by building a diverse mix of medium density housing in this corridor. As such, the proposed medium density PDD complies with the Comprehensive Plan goals. In addition, it is worth noting that the subject parcels represent the totality of the tax parcels referenced in the Comprehensive Plan for consideration for Medium Density Residential development in this area of the Town.

The 2021 Comprehensive Plan Update identifies that the Town is facing a residential housing shortage:

Comprehensive Plan, page 14 (Demographics):

“Overall, the housing market in Perinton is facing a shortage, where high occupancy rates and a limited supply keep housing costs high and act as a barrier to entry for younger families and those on a fixed income. Introducing multi-family units into the market would help expand and diversify supply by creating new housing types and price range options that can appeal to a broader range of potential residents.”

Comprehensive Plan, page 14 (Key Findings):

“Recent residential construction trends in Perinton show increasing construction of Ranch style houses and Townhomes. These options appeal to older residents who are looking to downsize and may also help to retain and attract new families and younger homeowners and renters.”

Comprehensive Plan, page 14 (Key Findings):

“The Town should continue to diversify its housing stock to ensure that Perinton is a livable community for all.”

This application presents how the proposed PDD meets several of the goals identified in the Comprehensive Plan for the Town of Perinton. This application also identifies how the proposed PDD strictly adheres to the Future Land Use Plan recommendations identified within the Comprehensive Plan for the subject properties to be developed as a Medium Density Residential community.

II. Existing Conditions/Description of Site

As mentioned above, the Fellows Road Properties represent five (5) individual parcels totaling ± 95.3 acres, which are located along the east side of Fellows Road and along the north side of Furman Road. All of the parcels represent vacant, dormant properties which are currently zoned Residential Transition RT-1.2.5, which allows for residential single-family residential lots with a minimum area of 1.0 acres. The vacant lots contain wooded areas, open meadow areas, and steep slope LDD and wetland LDD areas. The proposed PDD will utilize cluster design principles to avoid the mapped LDD areas to the maximum extent practicable.

III. Description of Proposed Project

The proposed PDD shows 228 residential units via a mixture of single-family homes, patio homes, townhomes and condominium units. The proposed overall density of the PDD is 2.39 units/acre, which is well within the accepted density limits for a Medium Density Residential, which as stated above, is the Comprehensive Plan's recommendation for the future land use of the subject parcels. An overall density of 2.39 units/acre is comparable to the density in the Residential B zoned development that is located in close proximity to the subject parcels, such as the Cambridge Court townhome development off Fellows Road to the south.

Refer to Section III.B. below for a breakdown of the proposed units and market demographics.

A. Appearance/Visibility

The proposed PDD will maintain the existing vegetation buffers along Furman Road and Fellows Road to the maximum extent practicable. For example, Aristo's parcel on Furman Road contains a very large existing wooded/wetland buffer along the property frontage that will be left untouched and therefore will significantly reduce the visibility of the development from Furman Road, and partially from Fellows Road as well. In addition, the layout will preserve the existing road corridors along Fellows and Furman Road, with no rear yard exposure to the two road corridors. The lots along Fellows Road will be consistent with the neighboring properties, current development patterns along the road, and will be similar lot sizes.

Enclosed with this application is a Surrounding Neighborhoods Exhibit which also includes the zoning districts of the surrounding residential neighborhoods. The Surrounding Neighborhoods Exhibit shows that the scale of the proposed PDD is not out of context with the surrounding residential neighborhoods which include the townhomes off Whitney Road. As such, the scale of the proposed PDD has been designed to be consistent with the neighboring Residential B zoning densities.

Also enclosed with this application are Aristo and Pride Mark Exhibits describing the design of the residential units, demographic breakdown, amenities, and other related information specific to each project (hereinafter, Aristo Exhibit and Pride Mark Exhibit).

B. Unit Breakdown/Market Demographics

The proposed unit breakdown between the Pride Mark Homes portion and the Aristo portion of the Fellows Road Properties is as follows:

Pride Mark Homes parcels (± 63.1 acres):

26 Single-family homes

55 Patio homes

90 Townhome units

= 171 total residential units @ 2.71 units/acre

Aristo parcel (± 32.2 acres):

10 Single-family homes

19 Patio homes

28 Condominium units

= 57 total residential units @ 1.77 units/acre

C. Amenities

The proposed development will be served internally via a public concrete sidewalk system to allow for pedestrian use and serve as an active amenity available for use by the residents of the community.

For project specific amenities, please reference the Aristo and Pride Mark Exhibits.

D. Access & Parking

Access to the Fellows Road Properties will be provided via one (1) access off Furman Road from the south and one (1) access point off Fellows Road from the west. Both access points to the development are proposed to be public roadways which will be designed per Town development standards and offered in dedication to the Town of Perinton. The Pride Mark portion of the development is proposed to be served entirely by public roadways, while the Aristo portion of the development is proposed to be served by a public road and also a combination of private roads and private driveways serving patio home lots and the condominium structures.

The Aristo condominium structures will include a combination of internal garage parking spaces as well as exterior parking spaces to meet the needs of the residents and their guests. All exterior parking spaces will meet the requirements of §208-16 “Off-street parking and loading” of the Town Code.

A Traffic Impact Report has been completed for the proposed PDD. The Traffic Impact Report has been provided to the Town under separate cover.

E. Utilities

The proposed PDD will be served by public water provided by the Monroe County Water Authority (MCWA). The properties will be served via a looped public watermain system with one (1) connection proposed to the existing 12” MCWA watermain located along Furman Road and one (1) connection proposed to the existing 8” MCWA watermain located along Fellows Road.

The proposed PDD will be served via public sanitary sewers to be offered into dedication to the Town of Perinton via an internal 8” PVC gravity sanitary sewer system with a proposed connection to the existing Town of Perinton sanitary pump station located along the north side of Furman Road.

The proposed PDD will be served by the Fairport Municipal Commission (electric) and Rochester Gas & Electric (gas).

The subject parcels were designated for Medium Density given the infrastructure that is already in place, including sewer and water. It should be noted that the proposed PDD does not require an extension of infrastructure, nor will it encourage future spread of the infrastructure.

F. Drainage and Stormwater Management

Stormwater runoff will be analyzed as part of a comprehensive stormwater management plan that will be developed per the Town of Perinton Code Design

and Construction Standards and the regulations set forth by the New York State Department of Environmental Conservation (NYSDEC) and its SPDES General Permit GP-0-20-001. Stormwater management facilities will be designed and constructed on-site to provide the required water quality and water quantity volumes and to discharge the post-development runoff at peak runoff rates below the pre-development peak runoff rates as required per Town Code and NYSDEC guidelines.

The proposed PDD will also include runoff reduction volume (RRv) or “green infrastructure” design elements to treat the first-flush or 1” rain event. It is anticipated that bio-retention area(s) and disconnection of rooftops will be utilized to provide the required green infrastructure water quality volume & RRv requirements. The final design will include calculations and a detailed analysis of the stormwater management design.

G. Easements

The proposed sanitary sewer system and storm sewer system will be offered in dedication to the Town of Perinton. Easements will be provided as necessary for the sanitary sewer and storm sewer alignments. Easements will also be provided to the Town for the proposed stormwater management areas.

H. Recreation/Open Space

As mentioned above, the proposed development will be served internally via a public concrete sidewalk system to allow for pedestrian use and serve as an active amenity available for use by the residents of the community.

The PDD has been designed to avoid the existing LDD/wetland areas to the maximum extent practicable. Open space areas are proposed to protect the LDD/wetland areas, which in turn preserve the natural habitat and wildlife

corridors. The use of open space areas is also a common clustering technique which places the residential lots on lands suitable for development. The use of open space creates internal buffers between the residential neighborhoods. The proposed open space areas also preserve the existing natural road corridors along Furman Road and Fellows Road. The proposed development along Fellows Road will mimic the existing frontage development of similar size lots, with no rear yard exposure being proposed to Fellows Road or Furman Road.

For project specific amenities, please reference the Aristo and Pride Mark Exhibits.

IV. PDD Code Requirement Analysis

A. Intent

Town Code §208-52.A(1): *“The intent of this district is to permit the development of land for specialized purposes where tracts of land suitable in location, area and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of land proposed for such development shall be guided by the Comprehensive Plan, other plans and official policies used to guide development in the Town, and the existing and prospective character of surrounding land uses. The application of a planned development district shall result in development with certain advantages over that which would be obtained under conventional zoning; result in the preservation and enhancement of the natural, cultural or historic features of the site; result in land uses and physical site arrangements which are not contemplated under conventional zoning but which would further the development goals of the Town; reduce improvement costs through more efficient arrangement of varied land uses, buildings, circulation systems and infrastructure; and result in the promotion of the general health, safety and welfare of the Town.”*

The proposed PDD meets the Future Land Use Plan (FLUP) recommendation within the Town’s Comprehensive Plan for the Fellows Road Properties to be developed with Medium Density Residential uses. This proposal includes a walkable community with a desirable mixture of unit sizes and price points, consisting of single-family homes, patio homes, townhomes, and condo units.

Comprehensive Plan, page 53 (Medium Density Residential):

“Over the past twenty years, the Town of Perinton has experienced an increase in demand for multi-family and higher density residential development. This was driven by several market forces including the increasing cost of land, a growing need for affordable family and senior housing options, the impacts of the Great Recession (2007 - 2009) on access to mortgages and consumer desire for lower maintenance living.”

“Future development should consist of well-designed, walkable apartment communities, patio homes and townhomes within close proximity to services.”

B. Permitted Uses

Town Code §208-52.B(1): *“Residential uses. In developing a balanced community, the use of a variety of housing types and densities shall be deemed most in keeping with this article.”*

The proposed PDD satisfies both the Town’s need for additional housing types per this requirement and provides the recommended density as identified in the Comprehensive Plan for the subject parcels.

C. Basic Requirements

Town Code §208-52.C(3): *“The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site, from probability of flooding, erosion, subsidence or slipping of the soil or other dangers, annoyances or inconveniences. Soil conditions, groundwater level, drainage and topography and other factors shall all be appropriate to support both the kind and pattern of the intended use.”*

The Fellows Road Properties are suitable for development in the manner proposed without hazards to persons or property. The NYSDEC EAF Mapper does not identify any floodplains or floodways on the subject properties. The majority of the site contains gentle slopes and preliminary soil testing indicates that the property is suitable for development in areas outside of the mapped steep slope LLD areas and wetland LDD areas. The development will be designed to avoid the mapped LDD areas to the maximum extent practicable.

Town Code §208-52.C(5): *“The appropriate types of uses within the Planned Development District shall be guided by the Comprehensive Plan goals and objectives.”*

The proposed PDD meets the Future Land Use Plan (FLUP) recommendation within the Town’s Comprehensive Plan for the Fellows Road Properties to be developed with Medium Density Residential uses. This proposal includes a walkable community with a desirable mixture of unit sizes and price points, consisting of single-family homes, patio homes, townhomes, and condo units.

D. Design Standards

Town Code §208-52.D(1): *“The Town of Perinton Design Criteria and Construction Specifications for land development are adopted herein by reference, and shall establish the standard for project design and construction as appropriate.”*

The proposed PDD will comply with the Town of Perinton Design Criteria and Construction Specifications for land development.

Town Code §208-52.D(2): *“Tract perimeter standards. All dimensional requirements of conventional zoning districts shall apply to the perimeter of planned development projects on the sides where said planned development project abuts a conventional zoning district; these shall include setbacks and buffering requirements.”*

The proposed PDD proposes setbacks which maintains the tract perimeter standards of the current conventional zoning district (RT-1.2.5) for the adjoining properties to the north and east. There are no buffer requirements within the underlying zoning district.

Town Code §208-52.D(3)(a): *“Maximum building coverage shall not exceed 35% of the total site or parcel area.”*

The proposed building coverage of ±5% is well below the 35% threshold of the total site as identified in the Town Code.

Town Code §208-52.D(3)(b): *“Maximum coverage by all buildings, structures, parking areas and impervious surfaces shall not exceed 65% of the total site or parcel area.”*

The proposed impervious surface coverage of ±20% is well below the 65% threshold of the total site as identified in the Town Code.

Town Code §208-52.D(3)(c): *“Maximum building height shall be 40 feet, unless the Town Board finds that some greater height is reasonable and appropriate given the location of the development, the terrain involved and the nature of the development.”*

The maximum building height for all proposed residential structures will be less than the 40’ threshold as identified in the Town Code.

Town Code §208-52.D(3)(d): *“Setbacks from public rights-of-way, private drives, structures and interior lot lines, etc., shall be proposed by the designer. The Town Board shall approve such setbacks, and these shall become binding upon the district.”*

See Section V below for the proposed lot standards.

Town Code §208-52.D(4): *“Standards for off-street parking, loading and signs for planned development district uses shall be guided by those for equivalent or similar uses in conventional zoning districts, but may be modified to better achieve site development objectives, during the site plan and subdivision approval process. If the designer proposes a variation from these conventional standards, they shall be presented as part of the district and approved by the Town Board.”*

All proposed exterior parking spaces and their associated signage will meet the requirements of §208-16 “Off-street parking and loading” of the Town Code.

E. Application Procedure

Town Code §208-52.E(1)(a)[2][a]: *“Location and extent of all proposed land uses, with areas in acres, as well as any proposed open space, including the development guidelines proposed for setbacks, building size, lot coverage, parking, impervious surfaces and other similar land use restrictions found within the Zoning Code.”*

See the enclosed PDD rezoning concept plans for the information listed above.

The proposed development guidelines and lot standards are listed below in Section V.

Town Code §208-52.E(1)(a)[2][b]: *“All interior streets, roads, easements and their planned public or private ownership, as well as all points of ingress and egress from existing public rights-of-way.”*

See the enclosed PDD rezoning concept plans for the information listed above.

Town Code §208-52.E(1)(a)[2][c]: *“An area map showing the applicant's entire holdings and adjacent properties; that portion of the applicant's property under consideration; all properties, subdivisions, streets, easements, watercourses, LDD and other significant natural and built features within 500 feet of the applicant's property; and all uses and zoning of abutting lands.”*

See the enclosed PDD rezoning concept plans and surrounding area map for the information listed above.

Town Code §208-52.E(1)(a)[2][d]: *“If residential in nature, description of the number of residential units, their dwelling type, number of stories, the overall architectural style and the overall density of the proposal. If nonresidential in nature, the number of stories, the range of building footprints, the total impervious surface, the architectural style and guidelines and the overall density of the proposal.”*

See Section III.B, above.

Town Code §208-52.E(1)(a)[2][e]: *“The area water and sanitary sewer systems with proposed points of attachment to existing systems; the proposed stormwater drainage system and its relation to existing systems.”*

See Section III.E and Section III.F, above for a description of the proposed utilities & drainage and stormwater management design.

Town Code §208-52.E(1)(a)[2][f]: *“Description of the manner in which any common areas that are not to become publicly owned are to be maintained, including open space, streets, lighting and other considerations relevant to the proposal.”*

The lands and amenities provided around the proposed townhome units and condominium structures will be owned and maintained by a Homeowners Association (HOA) or a Condominium Owners Association (COA) accordingly.

Town Code §208-52.E(1)(a)[2][g]: *“If the development is to be phased, a description and graphic representation of the phasing of the entire proposal in terms of length of time, type and number of units or activities completed per phase.”*

The Pride Mark Homes parcels and Aristo Development parcel will ultimately be phased separately and developed independently from one another. The final phasing within each developers’ respective parcels of land is yet to be determined and will be provided as part of the future site plan applications.

Town Code §208-52.E(1)(a)[2][h]: *“A description of any covenants, easements, restrictions proposed to be imposed upon the use of the land, buildings or structures, including proposed easements for public utilities.”*

No covenants, easements or other restrictions are proposed at this time, other than the typical easements required by the Town (i.e. utility & drainage, etc.).

Town Code §208-52.E(1)(a)[2][i]: “A written statement by the applicant setting forth the reasons why, in his or her opinion, the proposal would be in the public interest and would be consistent with the Town's goals and objectives.”

The proposed residential PDD development meets several goals and objectives of the Town's Comprehensive Plan; thus, highlighting how the proposal is in the public interest.

Comprehensive Plan, page 66 (Policy Area #1 Land Use/Community Character):

Goal #1: *“Protect the long-term viability of residential areas in the Town.”*

This proposal addresses the need for new residential housing options. It allows for current residents to stay within the community they currently reside in, while also providing attractive housing options for potential residents seeking to relocate to the area. The property is currently zoned residential, and the surrounding area's predominate use is residential.

Goal #2: *“Encourage the development of a range of housing types enhancing access and choice to support a diverse and inclusive population.”*

This proposal meets this goal by providing a mixture of residential units of various uses, sizes and price points in a single area, thus providing variety in the planned neighborhood. The current availability of housing options in the Town of Perinton is minimal.

Comprehensive Plan, page 66 (Encouraging Mixed-Use Development within the Town):

“Market forces continue to drive demand for residential and supportive commercial uses. Accommodating future development will require greater focus on design since the majority of growth will likely be in the form of infill development and redevelopment. There is a distinct opportunity to create more compact, walkable mixed-use areas, similar to a village-style aesthetic.”

“Through public engagement, it was apparent Perinton residents would like to see more diverse housing options at smaller scale and a range of price points. Ensuring land use regulations allow for, and facilitate, these types of housing products should be prioritized moving forward.”

The proposed PDD meets the Comprehensive Plan's recommendation for the subject parcels to consist of Medium Density Residential use. This application includes a mix of units, on smaller lots and offers detached units, attached units and condominium style living opportunities.

Comprehensive Plan, page 82 (Policy Area #4 Environmental Stability):

Goal # 3: *"Continue to review the Town's zoning code and site plan review process to ensure regulations consider best practice standards to reduce stormwater runoff and erosion control."*

This proposal meets this goal as the project will be designed to meet the NYSDEC Stormwater Management Design Manual Guidelines as well as the Town of Perinton's Design and Construction Standards. By adhering to the NYSDEC and Town of Perinton development guidelines, the project is poised to manage the post-development stormwater runoff condition and control erosion during construction by utilizing accepted Best Management Practices.

V. Requested Area/Design Standards

See enclosed PDD rezoning concept plan for requested lot standards for the various residential uses proposed.

VI. Conclusion

As described in this narrative, the proposed PDD meets several of the goals identified in the Comprehensive Plan for the Town of Perinton. This application also identifies how the proposed PDD strictly adheres to the Future Land Use Plan identified within the Comprehensive Plan, which specifically recommends that the subject properties be developed as a Medium Density Residential community. The proposed density within the development is also consistent with the surrounding Residential B neighborhoods.



TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

Owner Authorization to Make Application

E. William Metrose

I, _____, authorize
(print owner name legibly)

BME Associates and Pride Mark Homes
(applicant/engineer name & company name)

to act as my agent to make application(s) to the Town of Perinton for the purpose of
Resubdivision, subdivision & site plan
(site plan/subdivision/change of use, etc.)

for the properties that I own located at 200 Fellows Road (T.A. #140.04-1-4)
Fellows Road (T.A. #140.04-1-7).

Signature

2/7/2024

Date



The Homes

Ranch Townhomes

- 3 Townhomes per building.
- Square Footage from 1500 sf – 1900 sf.
- Anticipated starting price in the low \$400's.
- Lawn, landscape, and townhome exterior maintained through HOA.

Ranch and Two-story Townhomes

- 4 Townhomes per building.
- Square Footage from 1200 sf – 2000 sf.
- Anticipated starting price in the upper \$300's.
- New concept designed to meet a more affordable price in current new construction market.
- Lawn, landscape, and townhome exterior maintained through HOA.

Patio Homes

- Lot sizes: approx. 60' wide x 140' deep
- Will offer ranch and two-story home designs.
- Square Footage from 1600 sf – 2200 sf
- Anticipated starting price in the mid \$400's.

Single-Family Homes

- Lot sizes: approx. 80' wide x 150' deep
- Will offer ranch and two-story home designs.
- Approximately 2000 – 3400 square feet
- Anticipated starting price in the mid \$500's.

The Site

- Internal sidewalk network
- Dedicated town roads
- Streetlights
- Street trees and landscape areas

The Environment

- Minimize disturbance of environmentally sensitive areas and wetlands.
- Creation of multiple stormwater management ponds to improve current drainage and runoff conditions.
- Planting of many additional deciduous and evergreen trees.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Fellows Road Properties		
Project Location (describe, and attach a general location map): East side of Fellows Road & North side of Furman Road. See attached location map.		
Brief Description of Proposed Action (include purpose or need): The proposed action is for a rezoning application for two separate residential developments proposed for the Fellows Road corridor, north of Furman Road in the Town of Perinton. The two applicants, Pride Mark Homes and Aristo Properties, Inc. are requesting the rezoning of lands from Residential Transition (RT-1.2.5) to Residential Planned Development District (PDD) under Town Code §208-52. For the purpose of rezoning and SEQRA review, the EAF has been combined for the two separate proposed developments. The Pride Mark Homes proposal (on 4 parcels of land) consists of 171 total residential units, including 55 patio homes, 26 single-family homes, and 90 townhome units on ±63.1 acres. The Aristo Properties proposal (on 1 parcel of land) consists of 57 total residential units, including 19 patio homes, 10 single-family homes, and 28 condominium units on ±32.2 acres.		
Name of Applicant/Sponsor: (1) Pride Mark Homes & (2) Aristo Properties, Inc.	Telephone: (1) 585-249-8182, (2) 585-223-2550 E-Mail: jpbarbato@pmhomes.com, stacey@aristo.cc	
Address: (1) 1501 Pittsford-Victor Road, Suite 200 (2) 339 Hogan Road		
City/PO: (1) Victor 14564 (2) Fairport 14450	State: NY	Zip Code: See Left
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Perinton Town Board: Rezoning	February 2024
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Perinton Planning Board: Subdivision & Site Plan Approval	Spring 2024
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	MCWA: Watermain, MCPW: Sanitary, MCDOH: Water/Sanitary, MCPD: County Planning Referral	Spring 2024
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: Water quality certification-wetland crossings, NYSDOT: Highway Improvements	Spring 2024
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE: Nationwide Permit-wetland crossings	Spring 2024
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 checked="" type="checkbox"/> Yes <input 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):

NYS Heritage Areas: West Erie Canal Corridor

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

If Yes, identify the plan(s):

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?

Residential Transition RT-1.2.5

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? Planned Development District PDD

C.4. Existing community services.

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

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

Monroe County Sheriff

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

Fairport Fire Department, Perinton Ambulance

d. What parks serve the project site?

Fellows Road Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? ±95.3 acres

b. Total acreage to be physically disturbed? ±67.8 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±95.3 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)
Residential

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

iii. Number of lots proposed? 228

iv. Minimum and maximum proposed lot sizes? Minimum 1,650 S.F. Maximum 37,500 S.F.

e. Will the 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 TBD

• Anticipated commencement date of phase 1 (including demolition) 3 month 2025 year

• Anticipated completion date of final phase 12 month 2030 year

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

Utility extensions will be provided with each successive building phase.

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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	TBD	N/A	TBD	TBD
At completion of all phases	110	N/A	42	76

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>Stormwater management</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Surface stormwater runoff.</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u>	
iv. Approximate size of the proposed impoundment. Volume: _____ TBD million gallons; surface area: _____ TBD acres	
v. Dimensions of the proposed dam or impounding structure: _____ TBD height; _____ TBD length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth Fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
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?	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Proposed creek crossings for roads and utilities.</u> _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Fill associated with the proposed creek crossings as required for roads and utilities.

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____
Work to be completed per USACE Nationwide Permit (NWP) 29 for residential stream crossings.

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: 71,555 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

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

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

- Describe extensions or capacity expansions proposed to serve this project: _____
Watermain extensions/connections will be incorporated from existing MCWA watermain located along Fellows Road and Furman Road
- Source(s) of supply for the district: Monroe County Water Authority

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

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

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

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

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 71,555 gallons/day

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

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

- Name of wastewater treatment plant to be used: Frank E. VanLare Wastewater Treatment Facility
- Name of district: Perinton Consolidated Sewer District & Irondequoit Bay Pure Waters District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing <u>0</u> Proposed <u>28</u> Net increase/decrease <u>28</u></p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: <u>Improvements at Fellows Road/NYS Route 441; see Traffic Impact Study provided under separate cover.</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 am - 5:00 pm (Town Code)</u> • Saturday: <u>7:00 am - 1:00 pm (Town Code)</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Residential Use (24 hrs/day)</u> • Saturday: <u>Residential Use (24 hrs/day)</u> • Sunday: <u>Residential Use (24 hrs/day)</u> • Holidays: <u>Residential Use (24 hrs/day)</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 am - 5:00 pm (Town Code)</u> • Saturday: <u>7:00 am - 1:00 pm (Town Code)</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>Residential Use (24 hrs/day)</u> • Saturday: <u>Residential Use (24 hrs/day)</u> • Sunday: <u>Residential Use (24 hrs/day)</u> • Holidays: <u>Residential Use (24 hrs/day)</u>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Typical temporary construction equipment activity from construction vehicles, trucks, vibratory equipment, air powered equipment, generators, etc. Post-construction noise levels are anticipated to be similar to the ambient levels.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Street lighting at intersections, onsite parking area/site lighting with dark sky compliant LED fixtures.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>Some areas with trees and brush growth may be removed for development of the proposed lots. The existing perimeter vegetation will be retained in particular at southern and northern limits of the property.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☒ Forest ☒ Agriculture ☐ Aquatic ☒ Other (specify): Golf course

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	19.1	19.1
• Forested	51.7	10.2	-41.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	32.2	4.1	-28.1
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	5.3	5.3
• Wetlands (freshwater or tidal)	11.4	11.4	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn/landscaped area</u>	0	45.2	45.2

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____</p> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																	
<ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ _____ 																	
E.2. Natural Resources On or Near Project Site																	
a. What is the average depth to bedrock on the project site? _____ ≥12' feet																	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %																	
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Ontario loam</td> <td style="width: 30%; text-align: right;">±35 %</td> </tr> <tr> <td>Hilton Loam</td> <td style="text-align: right;">±23 %</td> </tr> <tr> <td>Lamson very fine sandy loam</td> <td style="text-align: right;">±17 %</td> </tr> </table>		Ontario loam	±35 %	Hilton Loam	±23 %	Lamson very fine sandy loam	±17 %										
Ontario loam	±35 %																
Hilton Loam	±23 %																
Lamson very fine sandy loam	±17 %																
d. What is the average depth to the water table on the project site? Average: _____ >12' feet																	
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <input checked="" type="checkbox"/> Well Drained: </td> <td style="width: 40%; text-align: right;">3 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">50 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">47 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	3 % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	50 % of site	<input checked="" type="checkbox"/> Poorly Drained	47 % of site										
<input checked="" type="checkbox"/> Well Drained:	3 % of site																
<input checked="" type="checkbox"/> Moderately Well Drained:	50 % of site																
<input checked="" type="checkbox"/> Poorly Drained	47 % of site																
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"> <input checked="" type="checkbox"/> 0-10%: </td> <td style="width: 40%; text-align: right;">85 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">10 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">5 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	85 % of site	<input checked="" type="checkbox"/> 10-15%:	10 % of site	<input checked="" type="checkbox"/> 15% or greater:	5 % of site										
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<input checked="" type="checkbox"/> 10-15%:	10 % of site																
<input checked="" type="checkbox"/> 15% or greater:	5 % of site																
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																	
If Yes to either <i>i</i> or <i>ii</i> , 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">•</td> <td style="width: 15%;">Streams:</td> <td style="width: 40%;">Name <u>846-76</u></td> <td style="width: 40%;">Classification ^B _____</td> </tr> <tr> <td>•</td> <td>Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>•</td> <td>Wetlands:</td> <td>Name <u>Federal Waters, NYS Wetland, Federal Waters, Fe...</u></td> <td>Approximate Size <u>NYS Wetland (in a...</u></td> </tr> <tr> <td>•</td> <td>Wetland No. (if regulated by DEC)</td> <td colspan="2"><u>PR-32</u></td> </tr> </table>		•	Streams:	Name <u>846-76</u>	Classification ^B _____	•	Lakes or Ponds:	Name _____	Classification _____	•	Wetlands:	Name <u>Federal Waters, NYS Wetland, Federal Waters, Fe...</u>	Approximate Size <u>NYS Wetland (in a...</u>	•	Wetland No. (if regulated by DEC)	<u>PR-32</u>	
•	Streams:	Name <u>846-76</u>	Classification ^B _____														
•	Lakes or Ponds:	Name _____	Classification _____														
•	Wetlands:	Name <u>Federal Waters, NYS Wetland, Federal Waters, Fe...</u>	Approximate Size <u>NYS Wetland (in a...</u>														
•	Wetland No. (if regulated by DEC)	<u>PR-32</u>															
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ Name - Pollutants - Uses: <u>Thomas Creek/White Brook and tribs – Nutrients – Recreation;Public Bathing;Aquatic Life</u>																	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:																	
i. Name of aquifer: <u>Principal Aquifer, Primary Aquifer</u>																	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>White tail deer _____</p> <p>Small mammals _____</p> <p>Birds _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</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 substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

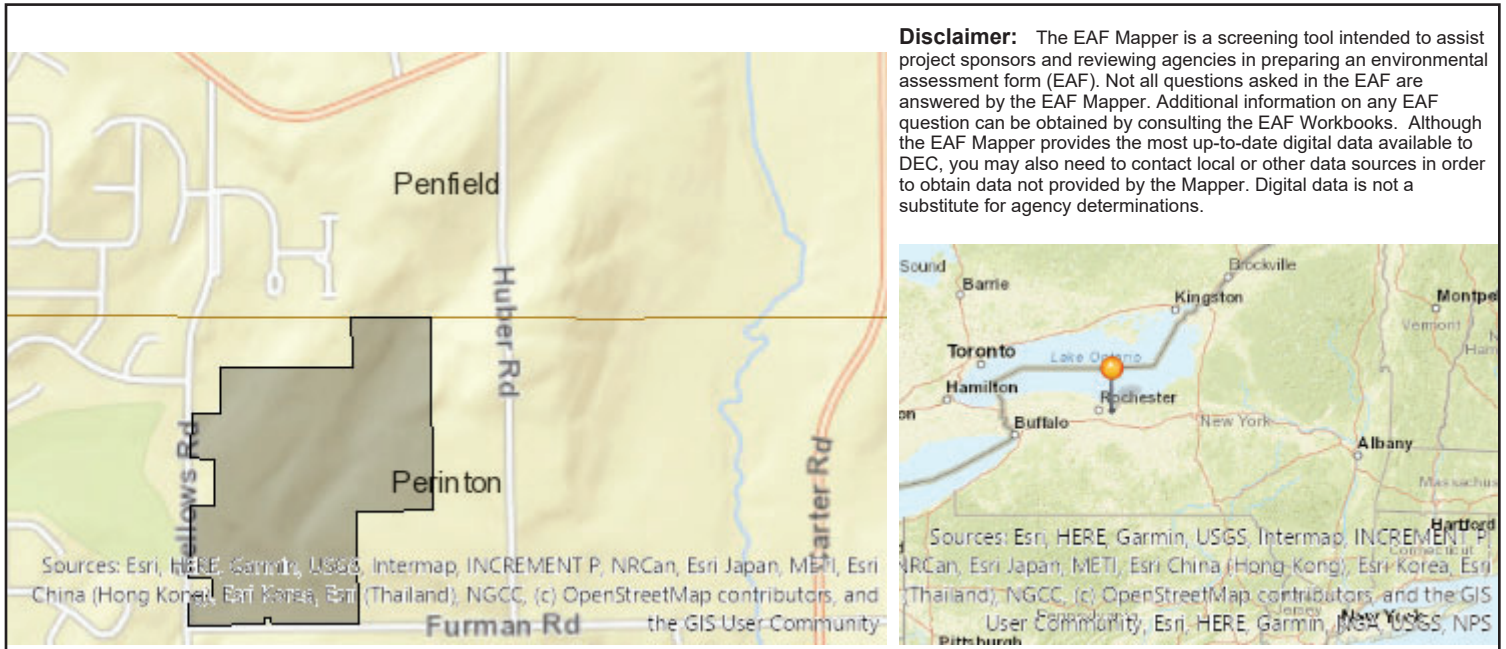
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Pride Mark Homes & Aristo Properties, Inc. Date February 8, 2024

Signature  BME Associates Title Project Engineer
 (Agent for Pride Mark Homes & Aristo Properties, Inc.)



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	846-76
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres): 42.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	PR-32

E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Thomas Creek/White Brook and tribs – Nutrients – Recreation;Public Bathing;Aquatic Life
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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

Project :

Date :

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

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

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

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

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

13. Impact on Transportation

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

☐ NO

☐ YES

(See Part 1. D.2.j)

If “Yes”, answer questions a - f. If “No”, go to Section 14.

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

14. Impact on Energy

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

☐ NO

☐ YES

(See Part 1. D.2.k)

If “Yes”, answer questions a - e. If “No”, go to Section 15.

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

15. Impact on Noise, Odor, and Light

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

☐ NO

☐ YES

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

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

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

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

16. Impact on Human Health

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

☐ NO

☐ YES

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

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

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

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

Project :

Date :

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

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

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

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

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

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

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

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

Name of Action: Fellows Road Properties

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Ryan T. Deaton

Date: 02/13/2024

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

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

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

Applicant (if any)

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

MONROE COUNTY CLERK'S OFFICE

Return To:

BOX 93

Index DEEDS

Book 09801 Page 0440

No. Pages 0004

Instrument DEED

Date : 6/17/2003

Time : 4:37:00

Control # 200306171399

FRITSCH
JOHN M
FRITSCH
JOHANNA M
FRITSCH
JOHANNA
PRIDE MARK HOMES INC

TT# TT 0000 021976

Employee ID JM40

MORTGAGE TAX

FILE FEE-S	\$	66.00
FILE FEE-C	\$	11.00
REC FEE	\$	12.00
TRANS TAX	\$	840.00
MISC FEE-C	\$	5.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00

MORTGAGE AMOUNT	\$	.00
BASIC MORTGAGE TAX	\$	.00
SPEC ADDIT MTG TAX	\$	.00
ADDITIONAL MTG TAX	\$	.00
Total	\$	.00

Total: \$ 934.00

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

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

TRANSFER AMT	\$	210,000.00
TRANSFER TAX	\$	840.00

Maggie Brooks, County Clerk



0098010440

THIS INDENTURE,
Two Thousand and Three

Made the 13th day of June

Between JOHN M FRITSCH, residing at 250 Fellows Road, Fairport, New York 14450 and JOHANNA M FRITSCH A/K/A JOHANNA FRITSCH, residing at 107 Somershire, Rochester, New York 14617,

Parties of the first part, and

PRIDE MARK HOMES, INC, a New York Corporation with its principal office at 2024 West Henrietta Road, Suite 6D, Rochester, New York 14623,

party of the second part,

Witnesseth that the parties of the first part, in consideration of One and 00/100-----
-----Dollar (\$ 1 00) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs, distributees and assigns forever, all

PROPERTY ADDRESS 250 FELLOWS RD FAIRPORT, NY 14450

THAT TRACT OR PARCEL OF LAND, containing 24.1497 acres of land, more or less, situate in Township 12, Range 4, Town Lot 14 in the Town of Perinton, County of Monroe and State of New York, as shown on the drawing entitled "Fritsch Property, Boundary Survey Map, 250 & 258 Fellows Road," prepared by BME Associates, having drawing number 8904-205, being more particularly bounded and described as follows:

Commencing at the point of intersection of the centerline of Furman Road (49 5 feet wide right-of-way) with the centerline of Fellows Road (49 5 feet right-of-way), thence northerly along the centerline of Fellows Road a distance of 1,543 74 feet to a point; thence S84°31'00"E a distance of 24 75 feet to a point on the east right-of-way line of Fellows Road marked by an iron pipe at the intersection of the easterly right-of-way line of Fellows Road (49.5' Right-of-Way) with the southerly boundary line of lands now or formerly of Darlene & Alan Peters (TA No 140 04-01-004), thence

1 S84°31'00" E, along the southerly boundary line of said Peters, a distance of 2,090 98 feet to an iron pipe on the westerly boundary line of lands now or formerly of David & Laura Masterson (TA No 140 04 01-012), thence

2 S04°45'41"W, along said westerly boundary line, a distance of 529.98 feet to a point at the southwest corner thereof Said point also being on the northerly boundary line of lands now or formerly of David & Laura Masterson (TA 140 04-01-038 1); thence

3. N84°30'58"W, along said northerly boundary line, and along the northerly boundary line of lands now or formerly of Warren Peters, et al, (TA 140 04-01-044 1) a distance of 2,105 66 feet to a point on the aforementioned easterly right-of-way line of Fellows Road, thence

4. N06°20'54"E, along said right-of-way line, a distance of 49 63 feet to a point at the southwesterly corner of lands now or formerly of Gregory & Sharon Cole (TA No. 140.04-01-043), thence

5. S83°39'06"E, along the southerly boundary line of said Cole, a distance of 200 00 feet to a point at the southeasterly corner thereof, thence

6. N06°20'54"E, along the easterly boundary line of said Cole, and along the easterly boundary line of lands now or formerly of Raymond Oldenburg (TA No. 140 04-01-042), and A & E Saltrella Trust (TA No 140 04-01-041), a distance of 300.00 feet to an iron pipe at the northeasterly corner thereof, thence

7 N83°39'06"W, along the northerly boundary line of said Saltrella Trust, a distance of 200 00 feet to an iron pipe in the easterly right-of-way line of said Fellows Road; thence

8. N06°20'54"E, along said right-of-way line, a distance of 180 35 feet to the Point of Beginning.

Also intending to convey any right, title and interest to the centerline of Fellows Road.

Subject to public utility easement and easements, covenants and restrictions of record in the Monroe County Clerk's Office affecting said premises, if any

Being and herein intending to convey the same premises conveyed to Johanna Fritsch by Warranty Deed dated April 5, 1984 and recorded on April 19, 1984 in the Monroe County Clerk's Office in Liber 6507 of Deeds, page 200 and the same premises conveyed to the parties of the first part by Warranty Deed dated April 18, 1996 and recorded on April 19, 1996 in the Monroe County Clerk's Office in Liber 8727 of Deeds, page 523.

Tax Account Numbers 140 04-1-39 & 140 04-1-40

Tax Billing Address 2024 W Henrietta Road
Suite 6D
Rochester, New York 14623

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, his heirs, distributees and assigns forever,

And said parties of the first part covenants as follows


First, That the party of the second part shall quietly enjoy the said premises,

Second, That said parties of the first part will forever warrant the title to said premises

Third, That, in Compliance with Sec 13 of the Lien Law. the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose

In Witness Whereof, the parties of the first part has hereunto set their hands and seals the day and year first above written

IN PRESENCE OF



JOHN M FRITSCH L.S.



JOHANNA M FRITSCH A/K/A
JOHANNA FRITSCH L.S.

State of New York }
County of Monroe } ss:

On the 13th day of June in the
year 2003

before me, the subscriber, personally appeared, JOHN M FRITSCH, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the persons upon behalf of which the individual acted, executed the instrument.



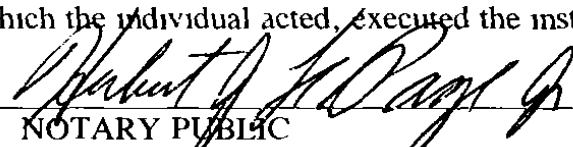
NOTARY PUBLIC

HERBERT J. LePAGE JR.
Notary Public, State of New York
Monroe County Reg. # 02LE2314625
My Commission Expires March 30, 2007

State of New York }
County of Monroe } ss:

On the 13th day of June in the
year 2003

before me, the subscriber, personally appeared, JOHANNA M FRITSCH A/K/A JOHANNA FRITSCH, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individuals or the persons upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

HERBERT J. LePAGE JR.
Notary Public, State of New York
Monroe County Reg. # 02LE2314625
My Commission Expires March 30, 2007

MONROE COUNTY CLERK'S OFFICE

Return To:

DIANE MENDICK
55 SULLYS TRAIL STE A
PITTSFORD NY 14534

PETERS
ALAN L
PETERS
DARLENE L
WILLIAM METROSE LTD BUILDER DE
VELOPER

Index DEEDS

Book 10390 Page 0389

No. Pages 0005

Instrument DEED

Date : 11/30/2006

Time : 4:51:00

Control # 200611301475

TT# TT 0000 008536

Employee ID NB40

MORTGAGE TAX

TRANS TAX	\$	1,440.00	MORTGAGE AMOUNT	\$	.00
FILE FEE-S	\$	66.00	BASIC MORTGAGE TAX	\$	.00
FILE FEE-C	\$	9.00	SPEC ADDIT MTG TAX	\$	.00
FILE FEE-S	\$	19.00	ADDITIONAL MTG TAX	\$	.00
FILE FEE-C	\$	8.00	Total	\$	.00
REC FEE	\$	15.00			
MISC FEE-C	\$	5.00			
	\$	.00			
	\$	.00			
Total:	\$	1,562.00			

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

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

TRANSFER AMT \$ 360,000.00

TRANSFER TAX \$ 1,440.00

Cheryl Dinolfo
Monroe County Clerk



D103900389

RECORDED

**WARRANTY DEED
SHORT FORM WITH LIEN COVENANT**

THIS INDENTURE, made the 28 day of November 2006,

2006 NOV 30 PM 4: 531

BETWEEN ALAN L. PETERS and DARLENE L. PETERS, residing at 231
Fellows Road, Fairport, New York 14450 and 3820 Kensington Avenue,
North Pole, Alaska 99705, respectively;

MONROE COUNTY CLERK

Grantor

and

WILLIAM METROSE LTD. BUILDER/DEVELOPER, a New York
corporation with an office at 55 Sully's Trail, Pittsford, New York 14534

Grantee

WITNESSETH, that the Grantor, in consideration of one dollar (\$1.00), and other good and valuable consideration paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND more particularly described on Schedule A
attached hereto and made a part hereof.

Subject to all covenants, easements and restrictions of record affecting said premises, if any.

Being the same premises conveyed to the Grantor by Executor's Deed recorded in the Monroe County Clerk's Office on September 20, 2000 in Liber 9365 of Deeds at page 209.

Tax Account No.: 140.04-1-4

Mailing Address: 55 Sully's Trail, Pittsford, New York 14534

Property Address: 200 Fellows Road, Perinton, New York 14450

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

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

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

AND the Grantor covenants as follows:

FIRST - The Grantee shall quietly enjoy the said premises;

SECOND - The Grantor will forever warrant the title to said premises.

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

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

Alan L. Peters
Alan L. Peters

Darlene L. Peters
Darlene L. Peters

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

On the 28th day of November, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **Alan L. Peters**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Robert M. Place

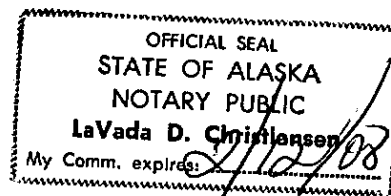
Notary Public
ROBERT M. PLACE
Notary Public, State of New York
Monroe County
4788512

Commission Expires May 31, 2007

STATE OF ALASKA)
COUNTY OF FMSB) SS.:

On the 7 day of November, in the year 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared **Darlene L. Peters**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public



Record and Return to:
Diane O'Hara Mendick
55 Sully's Trail, Suite A
Pittsford, N.Y. 14534

SCHEDULE A

Legal Description of 200 Fellows Road)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton consisting of all the property conveyed by Elizabeth Coyne to George R. Peters by deed recorded April 2, 1919 in Liber 1062 of Deeds at page 426, excepting three parcels of land which were conveyed to (1) Clifford C. Hart and Marjorie Hart by deed recorded June 19, 1956 in Liber 3039 of Deeds at page 465, (2) property conveyed by deed recorded herewith to Clifford C. Hart and Marjorie Hart, his wife, which carries out the provision of paragraph #6 of the Will of George Peters recorded in Liber 3479 of Deeds at page 5, (3) parcel conveyed by deed recorded herewith of life interest to Esther Anna Peters with remainder to the children of Warren Peters carrying out the terms of the aforesaid will of George R. Peters.

SECOND PARCEL: Also conveying hereby parcel of land conveyed by August Schaufelberger and wife by deed recorded November 28, 1908 in Liber 777 of Deeds page 365, being the Schaufelberger Farm referred to in Paragraph #8 of the aforesaid Will of George R. Peters.

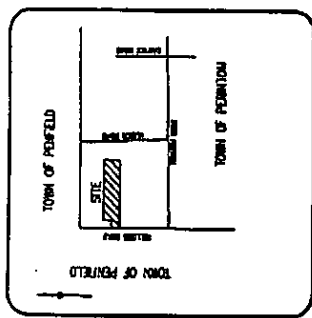
ALSO DESCRIBED AS:

ALL THAT TRACT OR PARCEL OF LAND containing 31.052 acres more or less, situate in the Phelps and Gorham Purchase, Township 12, Range 4, Town Lot 30, Town of Perinton, County of Monroe, and State of New York, as shown on the drawing entitled "Peters Property, Boundary Survey Map of 200 Fellows Road," prepared by BME Associates, having drawing number 2205-01, last revised October 9, 2006, being more particularly bounded and described as follows:

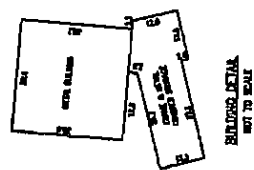
Commencing at a point, said point being a nail found at the intersection of the centerline of Furman Road (49.5' Right-of-Way) with the centerline of Fellows Road (49.5' Right-of-Way); thence

- A. N05°44'55"E, along said centerline of Fellows Road, a distance of 1,013.76 feet to an angle point; thence
- B. N06°20'54"E, continuing along said centerline of Fellows Road, a distance of 529.98 feet to the Point of Beginning; thence
 1. N06°20'54"E, continuing along said centerline of Fellows Road, a distance of 303.25 feet to a point on the southerly boundary line of lands now or formerly of Jeannette F. Bogdanoff (T.A. No. 140.040-01-03); thence
 2. S83°39'06"E, along said southerly boundary line of Bogdanoff, a distance of 272.43 feet to a point at the southeasterly boundary corner thereof; thence
 3. N06°20'54"E, along the easterly boundary line of said lands of Bogdanoff, a distance of 390.63 feet to a point on the southerly boundary line of lands now or formerly of Thomas Hart (T.A. No. 140.040-01-05); thence
 4. S84°43'11"E, along said southerly boundary line of Hart and along the southerly boundary line of lands now or formerly of Dawn W. Grambeck (T.A. No. 140.040-01-06) and Howard A. Crane (T.A. No. 140.040-01-07), a distance of 1,824.10 feet to a point on the westerly boundary line of lands now or formerly of Arnold Pegish (T.A. No. 140.040-01-08); thence
 5. S04°45'41"W, along said westerly boundary line of lands of Pegish and along the westerly boundary line of lands now or formerly of Roy F. Purdy (T.A. No. 140.040-01-09), Kenneth W. Malcho (T.A. No. 140.040-01-010), Marlene Malcho (T.A. No. 140.040-01-011) and David and Laura Masterson (T.A. No. 140.040-01-012), a distance of 696.20 feet to a point on the northerly boundary line of lands now or formerly of Pride Mark Homes, Inc. (T.A. No. 140-040-01-039); thence
 6. N84°31'00"W, along said northerly boundary line of lands of Pride Mark Homes, Inc., a distance of 2,115.73 feet to the Point of Beginning.

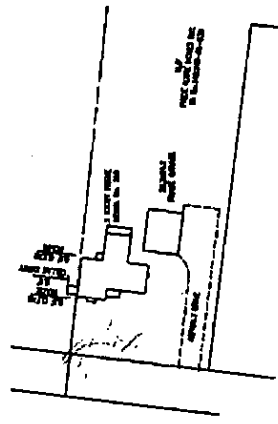
* attached hereto and made a part hereof.



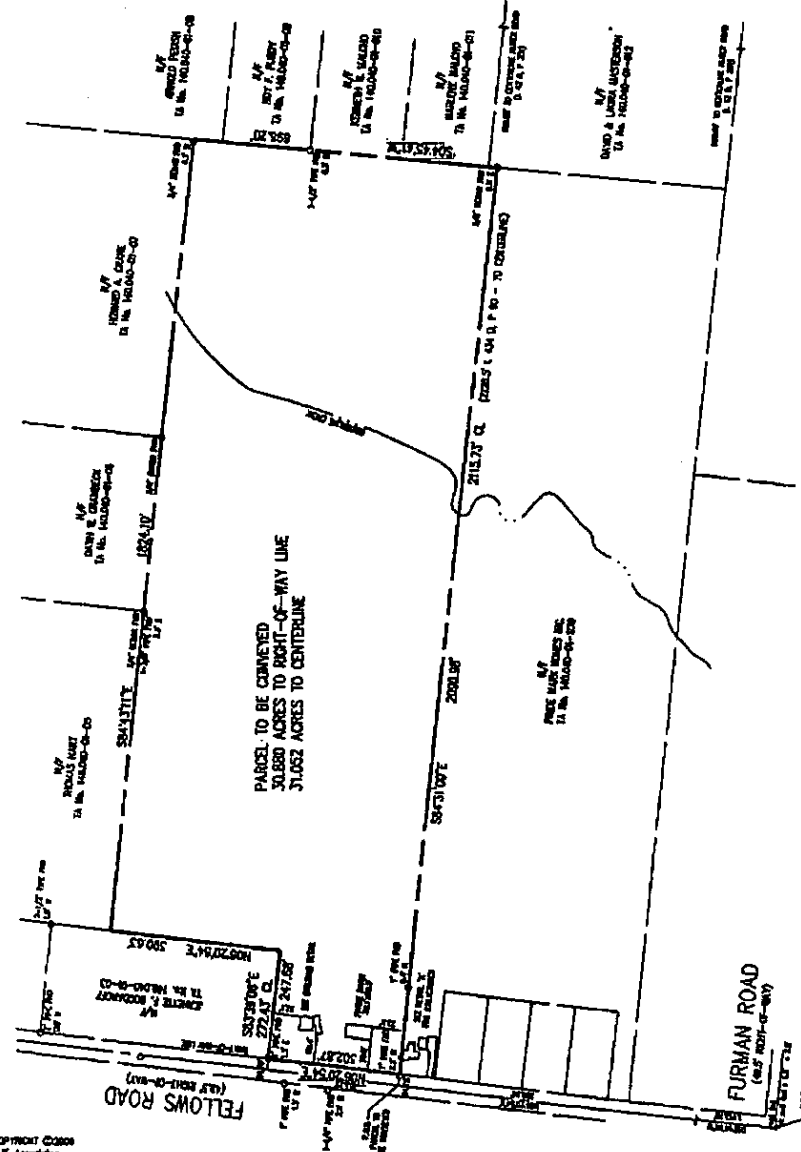
LOCATION SKETCH
NOT TO SCALE



BUILDING DETAIL
NOT TO SCALE



DETAIL 'A'
1"=50'



REFERENCES

1. AN ABSTRACT OF TITLE PREPARED BY PUBLIC ABSTRACT CORPORATION, SEARCH NO. 114575, DATED APRIL 24, 2003.
2. AN ABSTRACT OF TITLE PREPARED BY PUBLIC ABSTRACT CORPORATION, SEARCH NO. 12804, DATED FEBRUARY 15, 2000.
3. A PLAN ENTITLED "GRADE SUBMISSION" AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 253 OF MAPS PAGE 94.
4. A PLAN ENTITLED "THIRTEEN PROPERTY BOUNDARY SURVEY MAP 250 & 250 FELLOWS ROAD" PREPARED BY BME ASSOCIATES HAVING DRAWING NO. 0804-250, LAST REVISED JUNE 7, 2003.

NOTES

1. THE BEARING BASE SHOWN HEREIN IS PER REFERENCE NO. 4.

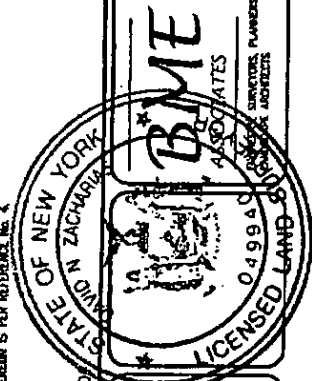
VERIFICATION OF THE SURVEY DATA AND THE ACCURACY OF THE SURVEY DATA IS THE RESPONSIBILITY OF THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY ERRORS OR OMISSIONS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY ERRORS OR OMISSIONS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO EVIDENCE OF ANY ERRORS OR OMISSIONS.

RE: BME ASSOCIATES, CERTIFY TO: MELLAN METROSE LTD. BUILDER/DEVELOPER, DAVID O'NEILL, ESQ., FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK, AND PRIDE MARK HOMES, INC. THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON SEPTEMBER 14, 2003 AND FROM THE REFERENCES NOTED HEREIN.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREIN.

11/29/06
DATE

BY: DAVID N. ZACHARIS, LICENSE NO. 049940



PETERS PROPERTY
TOWN OF PERINTON, MONROE COUNTY, NEW YORK
CLERK
CLERKING FEE

PROJECT
LOCATION
CLERK
CLERKING FEE

PROJECT MANAGER
DATE
PROJECT SUPERVISOR
DATE
CHECKED BY
DATE
SCALE
DATE ISSUED
PROJECT NO.
2205
10

NO.	DESCRIPTION	DATE	BY
1	RECEIVED CERTIFICATION	11/29/06	DAVID N. ZACHARIS
2	ADDED POINT OF BEGINNING	11/29/06	DAVID N. ZACHARIS
3	RECEIVED CERTIFICATION	11/29/06	DAVID N. ZACHARIS
4	ADDED POINT OF BEGINNING	11/29/06	DAVID N. ZACHARIS
5	RECEIVED CERTIFICATION	11/29/06	DAVID N. ZACHARIS
6	ADDED POINT OF BEGINNING	11/29/06	DAVID N. ZACHARIS
7	RECEIVED CERTIFICATION	11/29/06	DAVID N. ZACHARIS

10 LOT BOUNDARY LINE CASE
FALLS CHURCH, NEW YORK 14060
906-377-7260
FAX 906-377-7269

MONROE COUNTY CLERK'S OFFICE

Return To:

DIANE OHARA MENDICK
55 SULLYS TRAIL STE A
PITTSFORD NY 14534

CRANE
HOWARD A
WILLIAM METROSE LTD

Index DEEDS
Book 10486 Page 0307
No. Pages 0004
Instrument DEED-OTHER
Date : 7/10/2007
Time : 4:12:00
Control # 200707101120

TT# TT 0000 022722
Employee ID RC40

MORTGAGE TAX			
TRANS TAX	\$	200.00	MORTGAGE AMOUNT \$.00
FILE FEE-S	\$	156.00	
FILE FEE-C	\$	9.00	BASIC MORTGAGE TAX \$.00
FILE FEE-S	\$	19.00	
FILE FEE-C	\$	8.00	SPEC ADDIT MTG TAX \$.00
REC FEE	\$	12.00	
MISC FEE-C	\$	5.00	ADDITIONAL MTG TAX \$.00
	\$	.00	
	\$	.00	Total \$.00
Total:	\$	409.00	

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

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

TRANSFER AMT \$	50,000.00
TRANSFER TAX \$	200.00

Cheryl Dinolfo
Monroe County Clerk



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made on

BETWEEN

STEPHEN A, CRANE, residing at 2451 Penfield Road,
Penfield, NY 14526

as executor of HOWARD A. CRANE the last will and testament of
Penfield, NY , late of

who died on the 5th day of April 2007
party of the first part, and

Builder/Developer
WILLIAM METROSE, LTD, with offices at 55 Sully
Trail, Pittsford, NY 14534

party of the second part,

WITNESSETH, that the party of the first part, to whom letters
testamentary were issued by the Surrogate's Court Monroe County, New York
on May 2, 2007 and by virtue of the power and authority given in and by said last will
and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of

FIFTY THOUSAND and No/100-----
(\$50,000.00) dollars,

paid by the party of the second part, does hereby grant and
release unto the party of the second part, the distributees or successors and assigns of the party of the second
part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

THAT TRACT OR PARCEL OF LAND, containing 6.842 acres more or less,
situate in Town Perinton, Township 12, Range 4 Town Lot 30, in the
Town of Perinton, County of Monroe and State of New York, and being
more particularly described as per attached Schedule A.

This conveyance is made and accepted subject to all covenants,
easements and restrictions of record in the Monroe County Clerk's
Office still affecting the said premises, if any.

Being and hereby intending to convey the same premises conveyed to
Howard A. Crane, now deceased, having died April 5, 2007 and
Dorothy Crane, now deceased having died January 11, 1989, by deed
dated December 20, 1980 and recorded December 31, 1980 in the
Monroe County Clerk's Office in Liber 595 of deeds at page 143.

TAX ACCOUNT NUMBER: 140.04-1-7

Property Address: Fellows Rd, Perinton, NY 14450

MAILING and BILLING ADDRESS: 55 Sully's Trail
Pittsford, NY 14534

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances,
and also all the estate which the said decedent had at the time of decedent's death in said premises, and also
the estate therein, which the party of the first part has or has power to convey or dispose of, whether individ-
ually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto
the party of the second part, the distributees or successors and assigns of the party of the second part forever

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been incumbered in any way whatever, except as aforesaid
Subject to the trust fund provisions of section thirteen of the Lien Law.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

ESTATE OF HOWARD A. CRAI
BY: Stephen A Crane

Record and Return to
Diane O'Hara Mendick
55 Sully's Trail, Suite A
Pittsford, NY 14534

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Monroe ss.:

On 7/6/07 before me, the undersigned,
personally appeared STEPHEN A. CRANE, as
Executor

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Stephen A. Crane
(signature and office of individual taking acknowledgment)

Wallace F. Ashnault

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of Wallace County ss.:

On before me, the undersigned,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Executor's Deed

TITLE No.

TO

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of } ss.:
County of }

On before me, the undersigned,
personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof),

Wallace F. Ashnault
Wallace F. Ashnault
County of Wallace, State of New York
31204

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument, that said subscribing witness(es) was (were) present and saw said

execute the same, and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto

(☐ if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

SECTION

BLOCK

LOT

COUNTY OR TOWN

STREET ADDRESS

RETURN BY MAIL TO

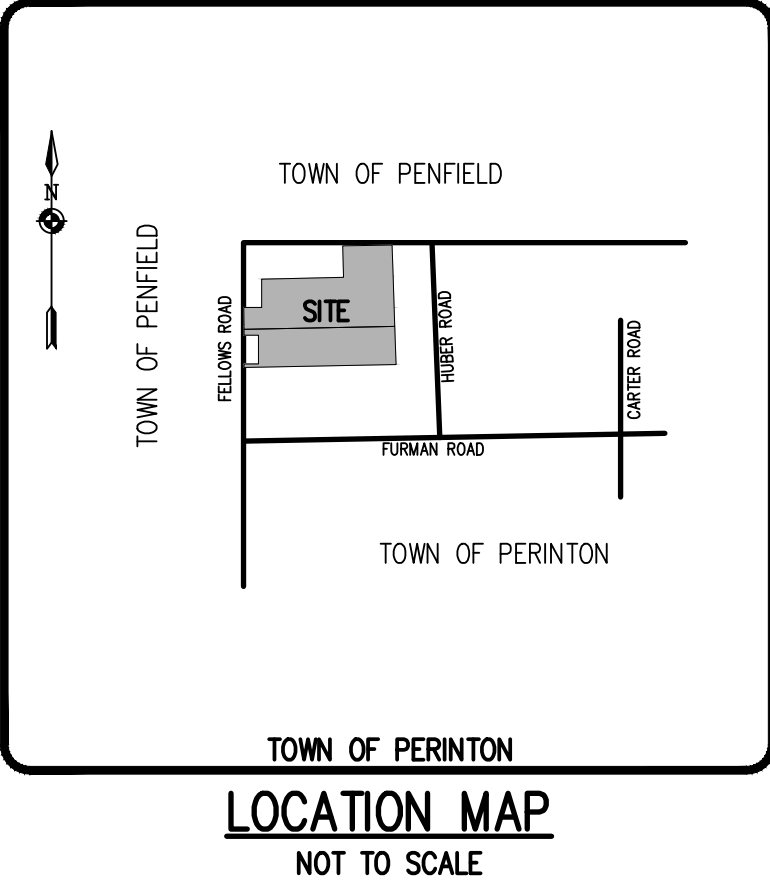
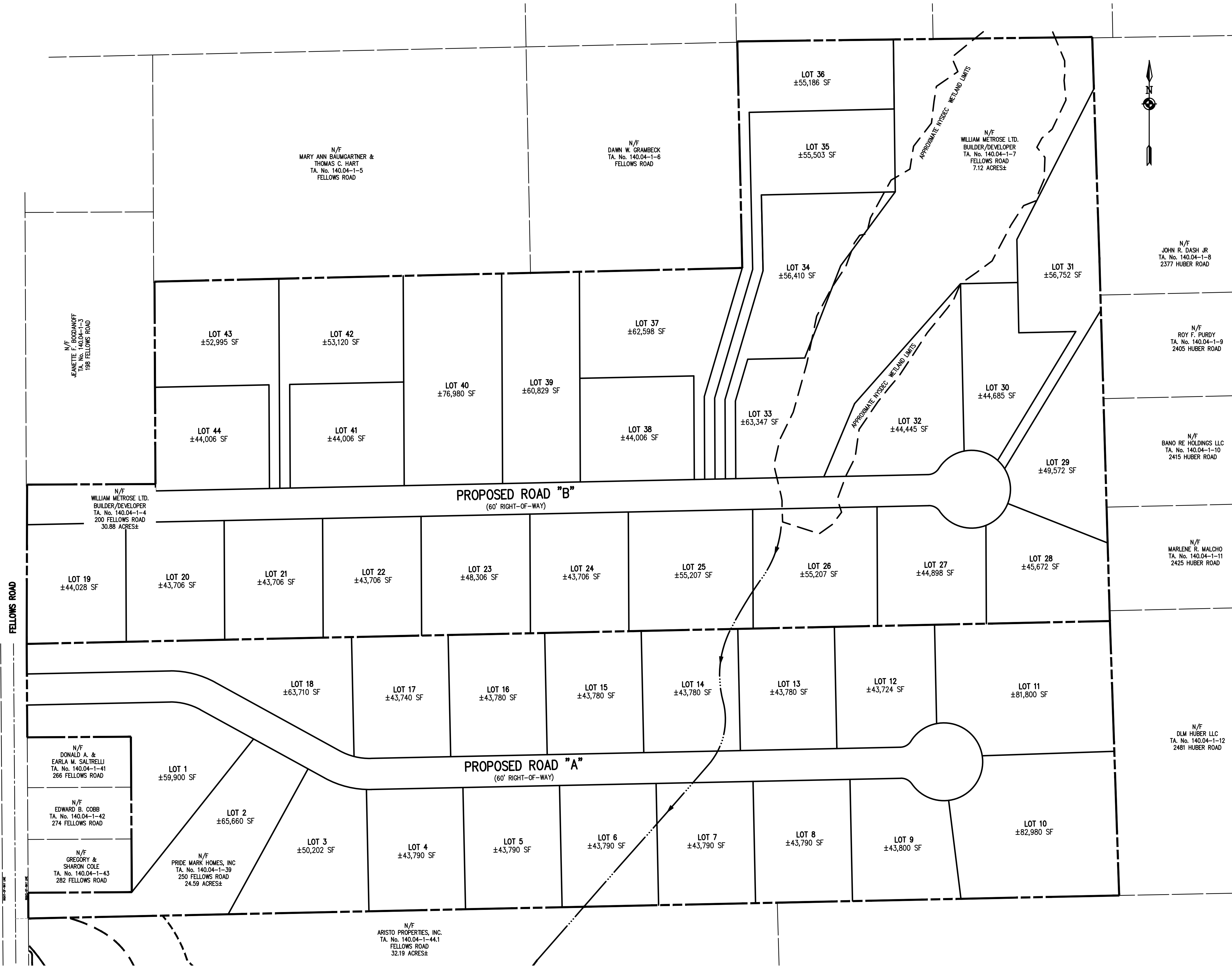
Zip No.

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND containing 6 842 acres more or less, situate in the Phelps and Gorham Purchase, Township 12, Range 4, Town Lot 30. Town of Perinton, County of Monroe, and State of New York, as shown on the drawing entitled "Crane Property, Boundary Survey Map of Lands to be Conveyed," prepared by BME Associates, having drawing number 2205-02, dated June 2007, being more particularly bounded and described as follows

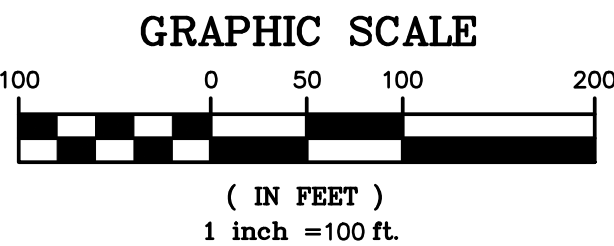
Commencing at a point, said point being a nail found at the intersection of the centerline of Furman Road (49 5' Right-of-Way) with the centerline of Fellows Road (49 5' Right-of-Way), thence

- A N05°44'55"E, along said centerline of Fellows Road, a distance of 1,013 76 feet to an angle point, thence
- B N06°20'54", continuing along said centerline of Fellows Road, a distance of 529 98 feet to a point Said point being the Point of Beginning of a parcel conveyed by Peters to Metrose and recorded in the Monroe County Clerk's Office in Liber 10390 D, P 389, thence
- C N06°20'54"E, continuing along said centerline of Fellows Road, a distance of 303 25 feet to a point on the southerly boundary line of lands now or formerly of Jeannette F Bogdanoff (T A No 140 040-01-03); thence
- D S83°39'06"E, along said southerly boundary line of Bogdanoff, a distance of 272 43 feet to a point at the southeasterly boundary corner thereof, thence
- E N06°20'54"E, along the easterly boundary line of said lands of Bogdanoff, a distance of 390 63 feet to a point on the southerly boundary line of lands now or formerly of Thomas Hart (T A No 140 040-01-05), thence
- F S84°43'11"E, along said southerly boundary line of Hart and along the southerly boundary line of lands now or formerly of Dawn W Grambeck (T A No 140 040-01-06), a distance of 1,134 63 feet to a 3/4" rebar found and also being the Point of Beginning, thence
 - 1 N05°21'01"E, along the easterly boundary line of said Grambeck, a distance of 437 40 feet to a 1 3/4" iron pipe on the northerly boundary line of the town of Perinton and southerly boundary line of the town of Penfield, thence
 - 2 S84°05'35"E, along said town lot line, a distance of 685 07 feet to a 1 1/4" iron pipe found Said pipe also being at the northwest corner of lands now or formerly of Arnold Pegish (TA No 140.04-01-08), thence
 - 3 S04°45'41"E, along the westerly boundary line of said Pegish, a distance of 429 92 feet to a point at the northeast corner of aforementioned lands conveyed to Metrose, thence
 - 4 N84°43'11"W, along the north boundary line of said Metrose, a distance of 689 46 feet to the Point of Beginning



SITE NOTES

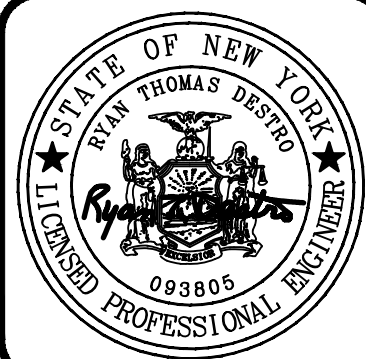
- EXISTING ZONING: RESIDENTIAL TRANSITION RT-1.2.5
- TOTAL PROJECT AREA: ±63.1 ACRES
- PROPOSED USE: RESIDENTIAL SINGLE FAMILY, 44 LOTS
- MIN. LOT SIZE: 1 ACRE (EXCLUDING LDD AREA)
- WIDTH AT LOT LINE:
STANDARD 150'
CORNER 180'
- SETBACKS:
FRONT 90'
SIDE 30'
REAR 30'
- WIDTH AT STREET LINE 120'
- UTILITIES PROVIDED:
A. WATERMAIN: (FROM FELLOWS ROAD)
B. SANITARY SEWER: (FROM FURMAN ROAD)



NOT APPROVED

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BME ASSOCIATES
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
10 LIFT BRIDGE LANE EAST
TOWN OF PENFIELD, NEW YORK 14526
PHONE 585-377-7380
FAX 585-377-7389
WWW.BME-CA.COM



200 & 250 FELLOWS ROAD
TOWN OF PERINTON, MONROE COUNTY, NEW YORK STATE
PRIDE MARK HOMES
1501 PITTSFORD MOTOR ROAD, SUITE 200
PITTSFORD, NEW YORK 14854

CONVENTIONAL PLAN

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER
P. VARS
PROJECT ENGINEER
R. DESTRO
DRAWN BY
J. SQUIER
SCALE DATE ISSUED
1"=100' FEBRUARY 2024
PROJECT NO.

2789

DRAWING NO.

01

CONCEPT SITE NOTES:

- PROJECT AREA: ±63.1 ACRES (T.A. #140.04-1-39 & 40, 140.04-1-04 & 07)
- EXISTING ZONING: RESIDENTIAL TRANSITION RT-1.2.5
PROPOSED ZONING: RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (PDD)
- PROPOSED DEVELOPMENT:

CONVENTIONAL YIELD	PROPOSED DEVELOPMENT
44 SINGLE FAMILY LOTS	PM-1 - PM-55: 55 PATIO HOME LOTS @ 60' WIDE PM-56 - PM-81: 26 SINGLE FAMILY LOTS @ 80' WIDE PM-82 - PM-171: 90 TOWNHOME UNITS TOTAL: 171 UNITS

DENSITY 0.70 LOTS/ACRE 2.71 UNITS/ACRE

4. LOT STANDARDS

	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH
PATIO LOTS (PM-1 - PM-55)	8,400 SF	60'	140'
SINGLE FAMILY LOTS (PM-56 - PM-79)	12,000 SF	80'	150'
FRONTAGE LOTS (PM-80 - PM-81)	20,000 SF	100'	200'
TOWNHOUSE UNITS (FOOTPRINT)			
PM-82 - PM-109 & PM-128 - PM-147	1,650 SF	30'	55'
PM-110 - PM-127 & PM-148 - PM-171	2,275 SF	35'	65'

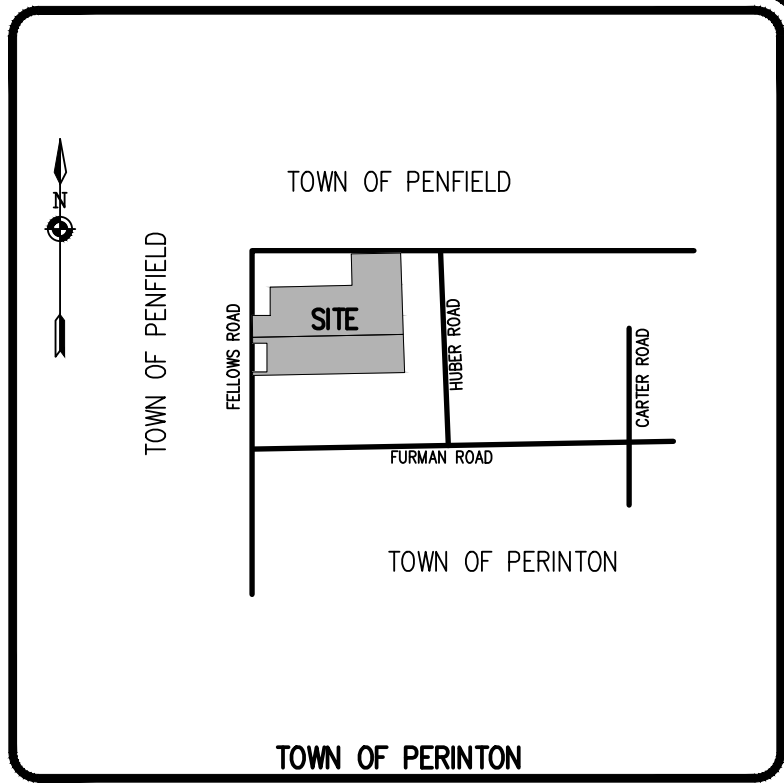
SETBACKS:

	PROPOSED (MIN.)
FRONT SETBACK:	30'
SIDE SETBACK (PATIO HOMES):	8' (30' @ EXTERNAL PROPERTY BOUNDARY)
SIDE SETBACK (SINGLE FAMILY HOMES):	10' (30' @ EXTERNAL PROPERTY BOUNDARY)
SIDE SETBACK (TOWN HOMES):	0'
REAR SETBACK:	20' (30' @ EXTERNAL PROPERTY BOUNDARY)

LEGEND

BOUNDARY LINE
PROPOSED LOT LINE
CENTERLINE
SETBACK LINE
LOT NUMBERS

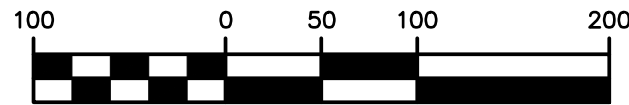
PM-1



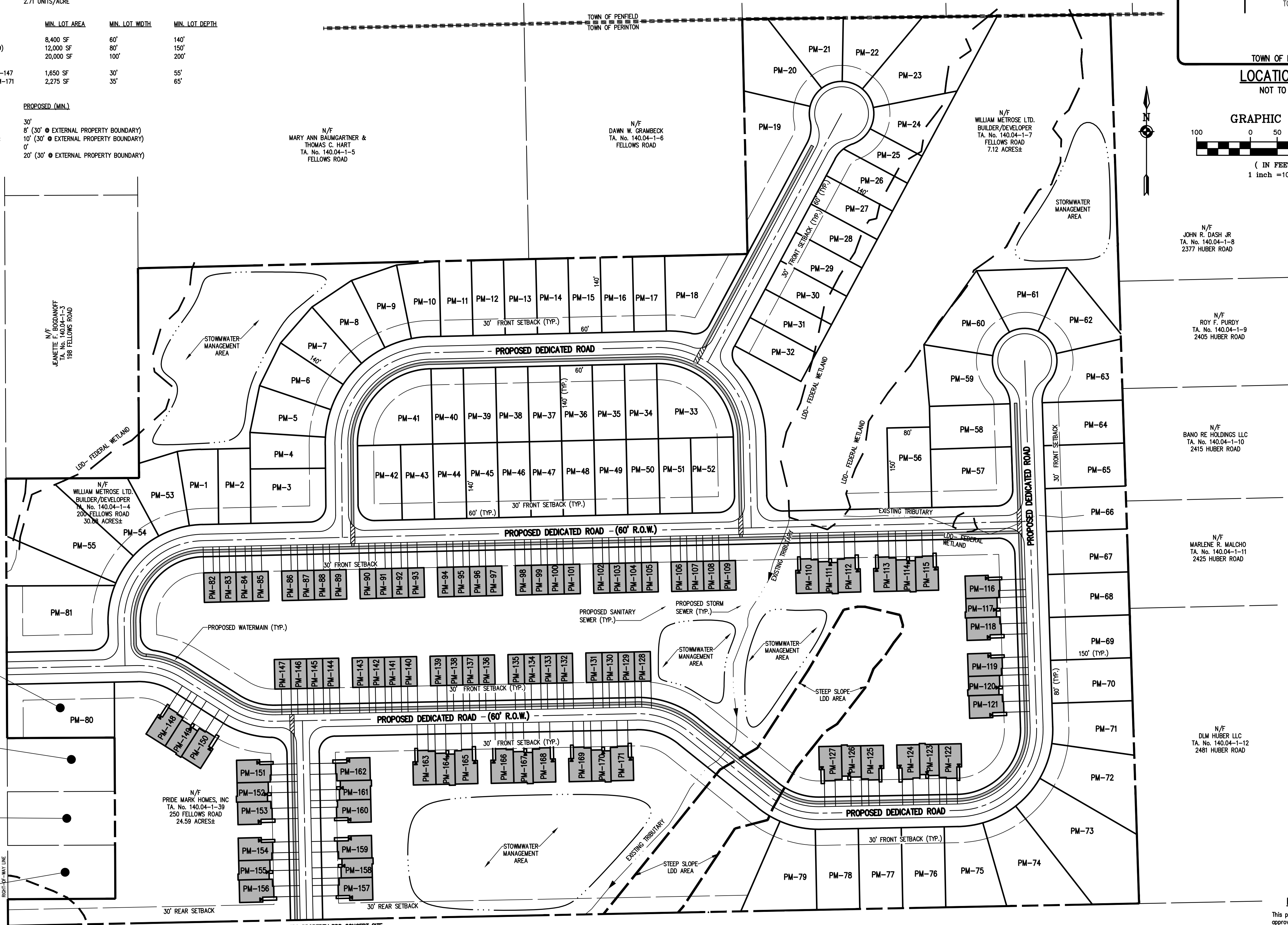
LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE



FELLOWS ROAD
(49.5' RIGHT-OF-WAY)



N/F
PRIDE MARK HOMES, INC
TA. No. 140.04-1-40
FELLOWS ROAD
0.52 ACRES±

N/F
DONALD A. &
EARLA M. SALTRELLI
TA. No. 140.04-1-41
266 FELLOWS ROAD

N/F
EDWARD B. COBB
TA. No. 140.04-1-42
274 FELLOWS ROAD

N/F
GREGORY &
SHARON COLE
TA. No. 140.04-1-43
282 FELLOWS ROAD

N/F
PRIDE MARK HOMES, INC
TA. No. 140.04-1-39
250 FELLOWS ROAD
24.59 ACRES±

N/F
MARY ANN BAUMGARTNER &
THOMAS C. HART
TA. No. 140.04-1-5
FELLOWS ROAD

N/F
DAWN W. GRAMBECK
TA. No. 140.04-1-6
FELLOWS ROAD

N/F
WILLIAM METROSE LTD.
BUILDER/DEVELOPER
TA. No. 140.04-1-7
FELLOWS ROAD
7.12 ACRES±

N/F
JOHN R. DASH JR
TA. No. 140.04-1-8
2377 HUBER ROAD

N/F
ROY F. PURDY
TA. No. 140.04-1-9
2405 HUBER ROAD

N/F
BANO RE HOLDINGS LLC
TA. No. 140.04-1-10
2415 HUBER ROAD

N/F
MARLENE R. MALCHO
TA. No. 140.04-1-11
2425 HUBER ROAD

N/F
DLM HUBER LLC
TA. No. 140.04-1-12
2481 HUBER ROAD

SEE ARISTO-PETERS PROPERTY PDD CONCEPT SITE
PLAN (BME DWG #2729-02) FOR CONTINUATION

N/F
ARISTO PROPERTIES, INC.
TA. No. 140.04-1-44.1
FELLOWS ROAD
32.19 ACRES±

NOT APPROVED

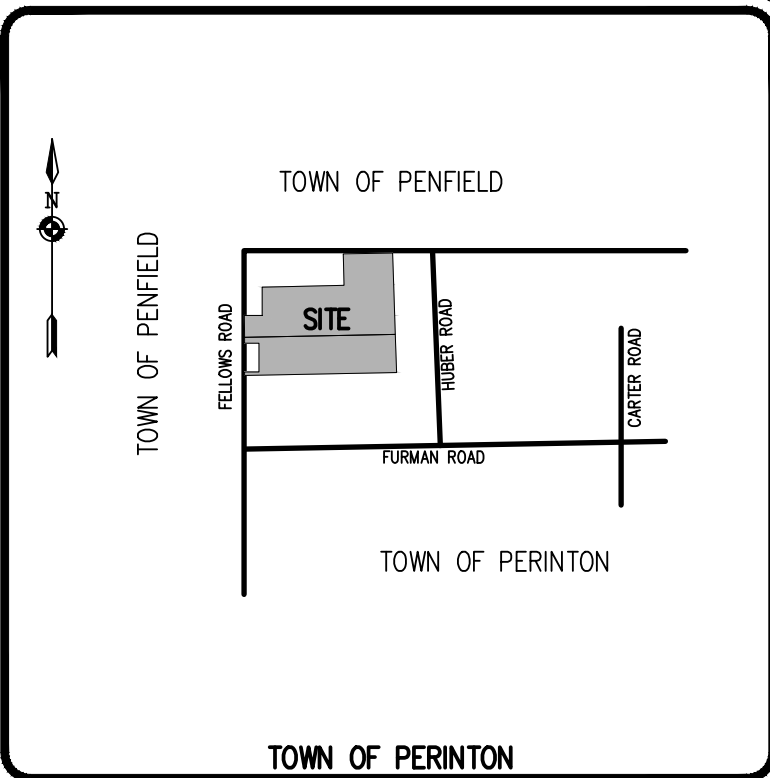
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CONCEPT UTILITY NOTES:

1. PUBLIC WATER TO BE PROVIDED BY MCWA
2. PUBLIC SANITARY TO BE PROVIDED BY THE TOWN OF PERINTON
3. PUBLIC STORM SEWERS TO BE PROVIDED BY THE TOWN OF PERINTON
4. ELECTRIC SERVICE TO BE PROVIDED BY THE FAIRPORT MUNICIPAL COMMISSION
5. GAS SERVICE TO BE PROVIDED BY RG&E

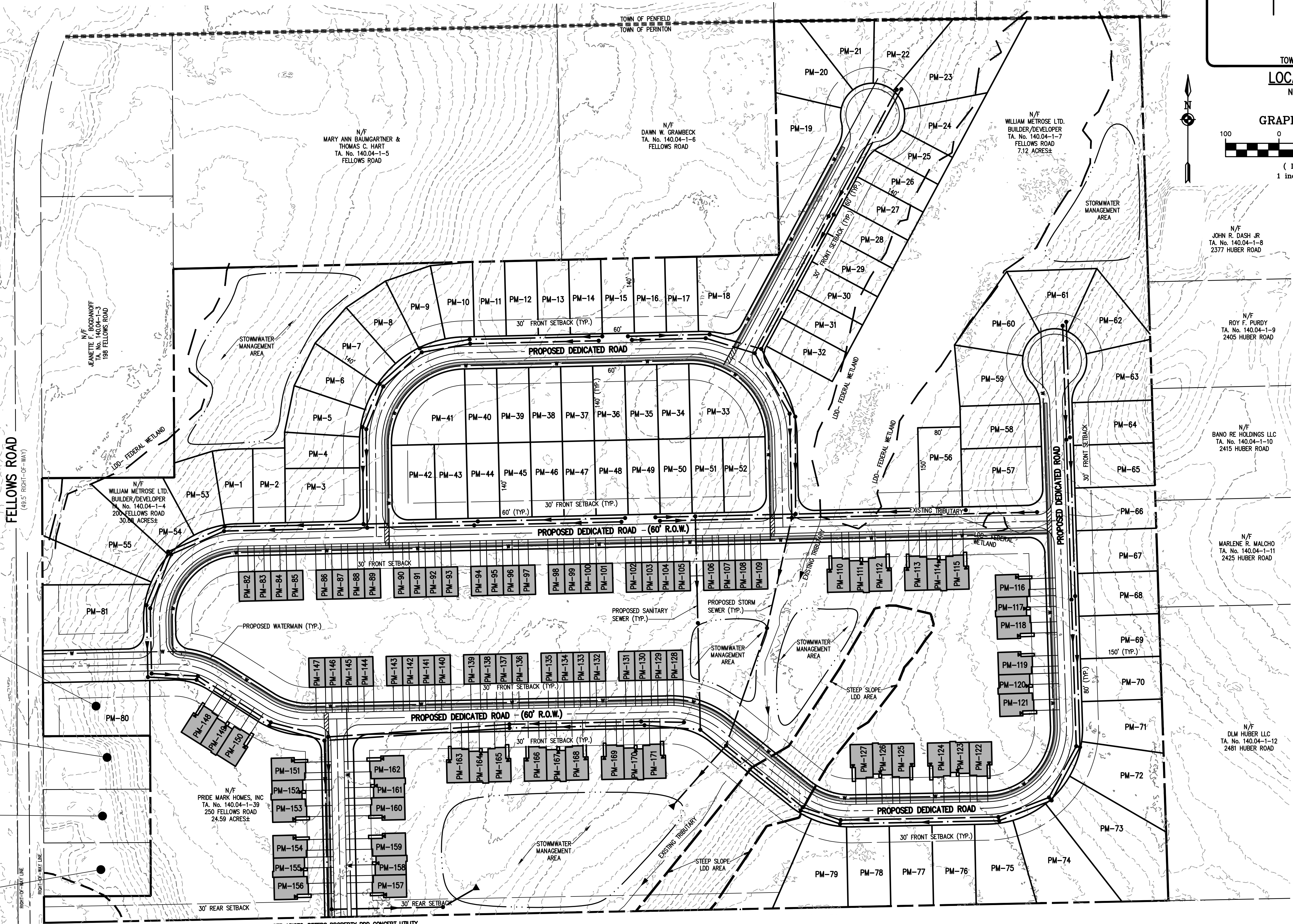
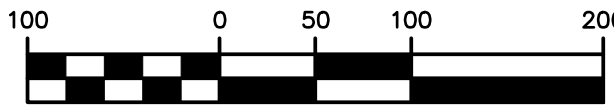
LEGEND

- BOUNDARY LINE
PROPOSED LOT LINE
CENTERLINE
SETBACK LINE
EXISTING CONTOUR
LOT NUMBERS
PROPOSED WATER SERVICE
PROPOSED STORM SEWER AND MANHOLE/INLET
PROPOSED SANITARY SEWER AND MANHOLE



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



NOT APPROVED

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200 & 250 FELLOWS ROAD

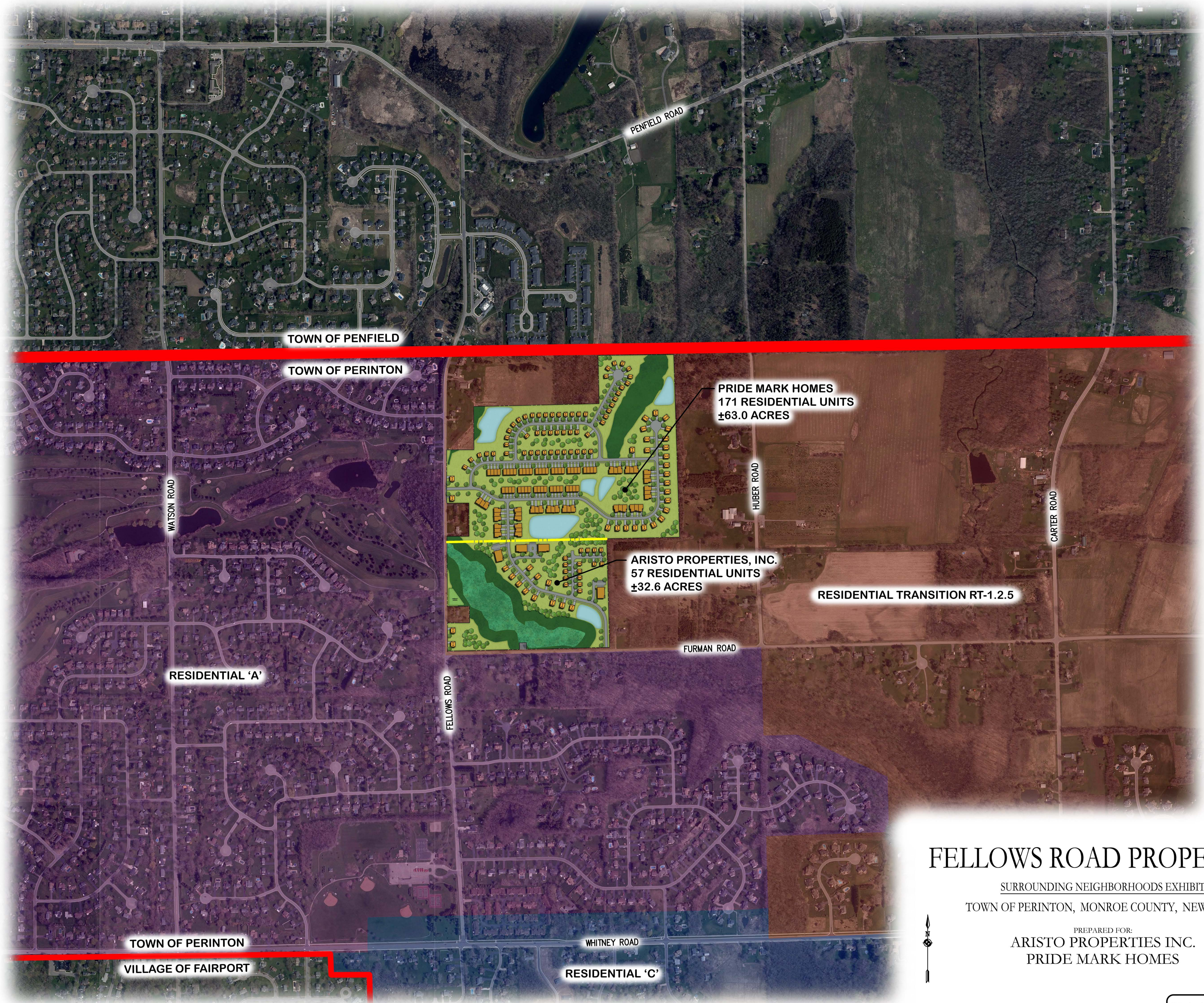
PROJECT
LOCATION
CLIENT
DRAWING TITLE

PROJECT MANAGER
P. VARS
PROJECT ENGINEER
R. DESTRO
DRAWN BY
J. SQUIER
SCALE
1" = 100'
DATE ISSUED
FEBRUARY 2024
PROJECT NO.

2789

DRAWING NO.

03



FELLOWS ROAD PROPERTIES

SURROUNDING NEIGHBORHOODS EXHIBIT
TOWN OF PERINTON, MONROE COUNTY, NEW YORK

PREPARED FOR:
ARISTO PROPERTIES INC.
PRIDE MARK HOMES

SCALE: 1"=300'
PROJECT NUMBER: 2789
DATE ISSUED: JANUARY, 2024

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