

LOCAL LAW NO. ____ OF THE YEAR 2017

OF THE TOWN OF LIVONIA

A local law to amend the boundaries of certain zoning districts within the Town of Livonia, Livingston County, New York, such districts being the Mixed Use District (MUD) and the Industrial District (I), changing such certain specified areas in the Mixed Used District to Industrial and certain areas in the Industrial District to Mixed Use.

Be it enacted by the Town Board of the Town of Livonia as follows:

SECTION 1. TITLE AND SCOPE

This local law shall be known as “A LOCAL LAW TO AMEND THE BOUNDARIES OF CERTAIN PROPERTY WITHIN THE MIXED USE DISTRICT AND INDUSTRIAL DISTRICT AND TO CHANGE THE ZONING DISTRICT CLASSIFICATION OF PORTIONS OF SUCH DISTRICTS, ALL WITHIN THE TOWN OF LIVONIA, LIVINGSTON COUNTY, NEW YORK.”

SECTION 2. PURPOSE.

The purpose of this local law is to modify the boundaries of the Mixed Use District and the Industrial zoning district within the Town, changing the zoning district classification of certain specified area within such districts.

SECTION 3. LOCATION OF MODIFIED ZONING DESIGNATION FROM MIXED USE DISTRICT TO INDUSTRIAL.

The area to be amended from Mixed Use District (MUD) to a new designation of Industrial District (I) is located on the west side of Bronson Hill Road, south of where it intersects with South Lima Road and being further described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in Lot 2, Township 9, Range 6 of the Phelps & Gorham Purchase in the Town of Livonia, County of Livingston, State of New York, being shown as “Lands to be re-zoned from Mixed Use to Industrial” on a map entitled “Resubdivision Plan of a Portion of Lands of Leslie L. Cole, Jr. & Elma S. Cole Reed & Lands of Bulk Products Development Corp.”, prepared by Willey Land Surveying, PLLC, said map being filed at the Livingston County Clerk’s Office as Map No. A0 _____, and said lands being further bounded and described as follows:

Commencing at a Point in the centerline of Bronson Hill Road (County Road 62) at its intersection with the south line of Town Lot No. 2, being the north line of Town Lot No. 11; thence

A) North 89° 56' 07" West, along the south line of Town Lot 2, a distance of 680.00 feet to a capped iron pin set at the southwest corner of Parcel A-1 and the southeast corner of Parcel B-2R, as shown on the aforementioned resubdivision plan, said pin marking the Point of Beginning of lands to be re-zoned; thence

1) North 89° 56' 07" West, along the south line of Town Lot 2, a distance of 1742.58 feet to the southwest corner of said Lot; thence

2) North 00° 00' 39" East, along the west line of Town Lot 2, through lands conveyed to Leslie L. Cole, Jr. and Elma S. Cole by deed recorded in Liber 710 of Deeds at Page 127, a distance of 810.19 feet to a point on the south line of lands conveyed to Bulk Products Development Corp. (formerly known as Lakeville Transfer, Inc.) by deed recorded in Liber 865 of Deeds at Page 108; thence

3) North 85° 10' 03" East, along the south line of said lands of Bulk Products Development Corp., a distance of 1732.12 feet to a point on the west line of said subdivision Parcel A-1; thence

4) South 00° 59' 03" East, along the west line of Parcel A-1 distance of 958.22 feet to the Point of Beginning.

Comprising an area of 35.214 acres of land, being a portion of lands conveyed to Leslie L. Cole, Jr. and Elma S. Cole by deed recorded in Liber 710 of Deeds at Page 127.

The above described area being shown as "Lands to be re-zoned from Mixed Use to Industrial" on a map entitled "Resubdivision Plan of a Portion of Lands of Leslie L. Cole, Jr. & Elma S. Cole Reed & Lands of Bulk Products Development Corp.", prepared by Willey Land Surveying, PLLC, dated March 14, 2017 and designated as Job No.17-103, which said map is to be filed at the Office of the Livingston County Clerk.

Being a portion of Tax Identifier Map Parcel Number 65-1-16.111

SECTION 4. CHANGE IN ZONING DISTRICT CLASSIFICATION FROM MIXED USE DISTRICT TO INDUSTRIAL DISTRICT.

The totality of those lands described above and depicted as "Lands to be re-zoned from Mixed Use to Industrial" on a map entitled "Resubdivision Plan of a Portion of Lands of Leslie L. Cole, Jr. & Elma S. Cole Reed & Lands of Bulk Products Development Corp.", prepared by Willey Land Surveying, PLLC shall be modified from its present zoning classification of Mixed Use District (MUD) to Industrial District (I) and the official Zoning Map of the Town of Livonia shall be amended to reflect such reclassification (although not contemporaneously with the adoption of this Local Law).

SECTION 5. LOCATION OF MODIFIED ZONING DESIGNATION FROM INDUSTRIAL DISTRICT TO MIXED USE DISTRICT.

The area to be amended from Industrial District to a new designation of Mixed Use District (MUD) is located on the west side of Bronson Hill Road, south of where it intersects with South Lima Road and being further described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in Lot 2, Township 9, Range 6 of the Phelps & Gorham Purchase in the Town of Livonia, County of Livingston, State of New York, being shown as “Lands to be re-zoned from Industrial to Mixed Use” on a map entitled “Resubdivision Plan of a Portion of Lands of Leslie L. Cole, Jr. & Elma S. Cole Reed & Lands of Bulk Products Development Corp.”, prepared by Willey Land Surveying, PLLC, said map being filed at the Livingston County Clerk’s Office as Map No. A0 _____, and said lands being further bounded and described as follows:

Commencing at a Point in the centerline of Bronson Hill Road (County Road 62) at its intersection with the south line of Town Lot No. 2, being the north line of Town Lot No. 11; thence

A) North 00° 59’ 03” West, along the centerline of Bronson Hill Road, a distance of 966.94 feet to a point on the southerly line of a highway appropriation, as shown and referenced on the aforementioned resubdivision plan; thence

B) South 88° 57’ 15” West, a distance of 48.00 feet to a capped iron pin marking the southwest corner of said highway appropriation; thence

C) North 01° 49’ 37” West, along the west line of said highway appropriation, a distance of 89.24 feet to a capped iron pin set on the south line of a proposed industrial road, known as Gateway Park, said pin marking the Point of Beginning of lands to be re-zoned, thence

1) South 01° 49’ 37: East, along said west highway boundary, a distance of 43.00 feet to a capped iron pin marking the southeast corner of lands conveyed to Bulk Products Development Corp. (formerly known as Lakeville Transfer, Inc.) by deed recorded in Liber 865 of Deeds at Page 108; thence

2) South 85° 10’ 03” West, along the south line of said lands of Bulk Products Development Corp., a distance of 632.63 feet to a point on the west line of Parcel A-1 of the aforementioned subdivision plan; thence

3) North 00° 59’ 03” West, along the west line of Parcel A-1, a distance of 84.78 feet to a capped iron pin set on the south line of said proposed industrial road, 80 feet wide, known as Gateway Park; thence

4) North 88° 57’ 15” East, along the south line of said proposed road, a distance of 630.57 feet to the Point of Beginning.

Comprising an area of 0.925 acre of land, being a portion of lands conveyed to Bulk Products Development Corp. (formerly known as Lakeville Transfer, Inc.) by deed recorded in Liber 865 of Deeds at Page 108.

The above described area being shown as “Lands to be re-zoned from Industrial to Mixed Use” on a map entitled “Resubdivision Plan of a Portion of Lands of Leslie L. Cole, Jr. & Elma S. Cole Reed & Lands of Bulk Products Development Corp.”, prepared by Willey Land Surveying, PLLC, dated March 14, 2017 and designated as Job No.17-103, which said map is to be filed at the Office of the Livingston County Clerk.

Being a portion of Tax Identifier Map Parcel Number 65-1-16.122

SECTION 6. CHANGE IN ZONING DISTRICT CLASSIFICATION FROM INDUSTRIAL DISTRICT TO MIXED USE DISTRICT.

The totality of those lands described above and depicted as “Lands to be re-zoned from Industrial to Mixed Use” on a map entitled “Resubdivision Plan of a Portion of Lands of Leslie L. Cole, Jr. & Elma S. Cole Reed & Lands of Bulk Products Development Corp.”, prepared by Willey Land Surveying, PLLC shall be modified from its present zoning classification of Industrial District (I) to Mixed Use District (MUD) and the official Zoning Map of the Town of Livonia shall be amended to reflect such reclassification (although not contemporaneously with the adoption of this Local Law).

SECTION 7. EFFECTIVE DATE.

This local law shall be effective immediately upon its filing with the Office of the Secretary of State.

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

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Proposed Rezoning - Bronson Hill Road		
Project Location (describe, and attach a general location map): 3186 Bronson Hill Road		
Brief Description of Proposed Action (include purpose or need): Proposed rezoning of a portion of tax parcel 65-1-16.111 and 65-1-16.222. On tax parcel 65-1-16.111 it is proposed to rezone approximately 35.214 acres of land on the west side of Bronson Hill Road to Industrial which is currently zoned Mixed-Use. On tax parcel 65-1-16.222 it is proposed to rezone approximately 0.925 acres of land to Mixed Use which is currently zoned Industrial. Lands are currently undeveloped. Current zoning on adjacent parcels consist of Mixed-Use and industrial.		
Name of Applicant/Sponsor: Leslie Cole, Jr. & Elma Cole Reed		Telephone: 233.7300 (Les); 943.3828 (Matt) E-Mail: lcole@crconnect.com;mcole@crconnect.
Address: 3186 Bronson Hill Road		
City/PO: Livonia	State: New York	Zip Code: 14487
Project Contact (if not same as sponsor; give name and title/role): T.Y. Lin International		Telephone: 585-512-2000 E-Mail: randy.bebout@tylin.com
Address: 255 East Avenue		
City/PO: Rochester	State: New York	Zip Code: 14604
Property Owner (if not same as sponsor): Same as Applicant		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board - rezoning and SEQR determination	March 2017
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board - review	March 2017
c. City Council, 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	County Planning Board - Referral under General Municipal Law 239(m)	March 2017
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? Industrial & Mixed Use

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Livingston County Sheriff's

c. Which fire protection and emergency medical services serve the project site?
Lakeville Fire District and Livonia Ambulance District

d. What parks serve the project site?
Vitale 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)? Industrial

b. a. Total acreage of the site of the proposed action? _____ 36+/- acres
 b. Total acreage to be physically disturbed? _____ 31.5+/- acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 240.1+ 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)
separate existing mixed-use zoned parcel that is currently occupied with a single-family home
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? 2
 iv. Minimum and maximum proposed lot sizes? Minimum 12.1 Ac. Maximum 35.2 Ac.

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____ 3
 • Anticipated commencement date of phase 1 (including demolition) _____ 4 month 2020 year
 • Anticipated completion date of final phase _____ 10 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: _____
entirely independent

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

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

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

i. Total number of structures 3

ii. Dimensions (in feet) of largest proposed structure: 40 height; 585 width; and 645 length

iii. Approximate extent of building space to be heated or cooled: 100% square feet

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

i. Purpose of the impoundment: storm water mitigation

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: storm water run-off from impervious areas

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 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): earth embankment

D.2. Project Operations

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

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

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

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____

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

i. Total anticipated water usage/demand per day: _____ 73,000 gallons/day

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

- Name of district or service area: Livingston County Water and Sewer 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: _____
Water line would need to be extended from Rochester Road
- Source(s) of supply for the district: City of Rochester/Hemlock Lake

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

- Applicant/sponsor for new district: LCW&SA
- Date application submitted or anticipated: TBD
- Proposed source(s) of supply for new district: City of Rochester/Hemlock Lake

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

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

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

i. Total anticipated liquid waste generation per day: _____ 73,000 gallons/day

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

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

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

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 sewer lines and/or pump station would be required along the future Gateway Park Road. Additional capacity would be required to be added at the WWTF.

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

- Applicant/sponsor for new district: LCW&SA _____
- Date application submitted or anticipated: TBD _____
- What is the receiving water for the wastewater discharge? _____

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

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

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

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 24 acres (impervious surface)
 _____ Square feet or 36.5 acres (parcel size)
- Describe types of new point sources, ditches, pipes, swales, curbs and gutters

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

 - If to surface waters, identify receiving water bodies or wetlands: _____
 Conesus Creek Tributary
 - Will stormwater runoff flow to adjacent properties? Yes No

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

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

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

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

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

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

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 7:00am to 9:00am.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: 3

iii. Parking spaces: Existing 0 Proposed 836 Net increase/decrease 836

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 Project would be served by new Gateway Park Road

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

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

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

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
 TBD

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

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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00am to 5:00pm</u> • Saturday: <u>8:00am to 4:00pm</u> • Sunday: <u>9:00am to 3:00pm</u> • Holidays: <u>NA</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>TBD</u> • Saturday: <u>TBD</u> • Sunday: <u>TBD</u> • Holidays: <u>TBD</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
 potential noise from normal construction activities which would occur during the outlined working hours _____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: site is currently undeveloped and consists of open fields

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
parking lot\building lighting, throughout the developed access drive\parking areas, 30 ft. maximum, directed down\into the parking areas\dark sky compliant

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

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

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

If Yes:

i. Product(s) to be stored _____

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

iii. Generally describe proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

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

If Yes:

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

- Construction: normal construction waste tons per _____ TBD (unit of time)
- Operation : normal operation waste tons per _____ TBD (unit of time)

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

- Construction: TBD
- Operation: TBD

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:
residential to the east, undeveloped farm land to the north, south and west

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	22.7	+22.7
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	8.6	12.5	+12.5
• Agricultural (includes active orchards, field, greenhouse etc.)	26.6	0	-26.6
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

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

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

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ +3.5 feet

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

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

Ontario Loam	_____	60.3 %
Cayuga Silt Loam	_____	22.1 %
Ovid Silt Loam	_____	17.6 %

d. What is the average depth to the water table on the project site? Average: _____ 1.5-2 feet

e. Drainage status of project site soils: Well Drained: _____ 22.1 % of site
 Moderately Well Drained: _____ 60.3 % of site
 Poorly Drained _____ 17.6 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Conesus Lake</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Finger Lake</u>	
<i>iii.</i> Distance between project and resource: _____ 1+/- miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name T.Y. Lin International Date 3/21/17

Signature _____ Title Project Manager