

Bay Landscape

4368 Lake to Lake Road
Canandaigua, New York 14424
Phone: _____

Customer's Name Town of Horsewell
Address 2716 Co Rd # 47, Canandaigua
State N.Y. Zip 14424 Phone () _____

_____ does hereby contract with and authorize
Bay Landscape to perform property maintenance. Price to include all labor, materials and equipment to complete property maintenance. Work will include mowing and trimming once weekly or as needed.

" 300.⁰⁰ " per Visit

_____ per Season

LOCATION: Work to be performed at: Street Centerville
City _____
State _____ Zip _____

PAYMENT: will be made as follows:

once monthly.

Please Sign and Return for Acceptance. Thank you!

FINANCE CHARGES: computed at the rate of 2% per month will be made on balances not paid by the Customer.

ACCEPTANCE: The above listed prices, specifications, conditions and payment plan are satisfactory and hereby accepted.

Signed by: [Signature] on this [Signature] day _____ year _____

present address

The Customer and terms of this contact are accepted.

[Signature] 3-11-22
Landscape Contractor

SUPERIOR PROPANE

2022-2023

Protected Price Agreement

PROPANE

This Protected Price Agreement is entered into this 1 day of May, 2022 by and between SUPERIOR PROPANE ("Company") and the Customer identified below ("Customer").

Customer:	TOWN OF HOPEWELL
Billing Address:	2716 COUNTY ROAD 47, CANANDAIGUA NY 14424
Delivery Address:	2716 COUNTY ROAD 47, CANANDAIGUA NY 14424
Account Number:	3261060

1. Company agrees to supply and Customer agrees to purchase from Company all of Customer's requirements of propane for use at the Delivery Address as set forth above. Customer agrees to pay the Enrollment Fee described in paragraph 2, below, to accept delivery and pay for the propane in accordance with the terms and conditions set forth in this Agreement. To participate in this Program, Customer must be on automatic delivery.
2. **Enrollment Fee:** The Enrollment Fee for participation in the Protected Price Program is \$0.00. If this Agreement is terminated for any reason by either party, there will not be any refund of the Enrollment Fee.
3. **Protected Price of Propane:** Company will supply Customer with propane at the price and time period set forth immediately below:
 - a. Price per Gallon: \$2.899 per gallon.
 - b. Time Period Protected Price is Available: May, 2022 to April 30, 2023.
 - c. Additional taxes and fees will be invoiced separately at the time of each delivery, if applicable.

Prior to the expiration date, Customer must timely pay for propane at the price set forth in this paragraph as each payment comes due. A delinquency in payments may result in the termination of this Agreement.

4. **Total Amount Due at Time of Enrollment:** Upon entering into this Agreement, Customer will pay the Enrollment Fee set forth in paragraph 2, above which totals \$0.00

5. Payment Terms:

1. Payment is due upon entering into this Agreement and must be received in person, online, U.S. Mail or expressed delivery service to Customer's local Company's office.
2. **Select one of the following payment terms for the payment for propane purchased under the terms of this Agreement. If no selection is made, Customer's payments will be due Net 30 days from the date of the invoice.**
 - ☒ **Net 30 Days:** Payment must be received in person, online, U.S. Mail or expressed delivery service to Customer's local Company office within 30 days of the date of the invoice. A finance charge of 1% per month will be charged on any overdue balances. Subject to credit approval.
 - ☐ **Budget Payment Plan:** Company will estimate Customer's annual fuel usage and divide that amount into 11 equal monthly installments. If Customer's actual consumption is higher than estimated, Customer's monthly payments will increase. Upon completion of the 11 months, Customer must pay any balance due based on Customer's actual usage over the prior 11 months. The 12th month of the Budget Payment Plan is the settle-up month for Customer's usage over the prior 11 months and Customer must timely pay any invoiced balance due within 30 days of the invoice date based on the difference between the estimated and actual usage over the prior 11 months. Subject to credit approval.

- 6. Termination Fee:** This Agreement will be terminated by Company and Customer will be charged a Termination Fee of \$149.00 if any of the following occurs:
- Customer decides that he/she wishes to terminate this Agreement or his/her account prior to the expiration date for reasons other than based on the sale of the residence covered by this Agreement;
 - Customer changes from automatic delivery to will-call delivery;
 - Customer places the account on hold indicating that no deliveries are to be made;
 - Customer is over 30 days past due on his/her payments to Company for propane or other services;
 - Customer purchases propane from another supplier during the term of this Agreement or
 - Customer breaches any other material terms or condition of this Agreement.
- 7. Excused Performance:** Company will not be responsible for any delay or damages caused by events or circumstances beyond its reasonable control, including without limitation, acts of God, fire, storms, floods, labor disputes, wars, hostilities, compliance with laws or regulations, its inability to obtain propane or equipment from the suppliers with whom it contracted for volumes to satisfy this Agreement, terminal, refinery or pipeline disruptions, allocation programs, lack of or inadequate transportation facilities, or terrorism.
- 8. Monitoring Usage During Absence:** If Customer leaves the property subject to the terms of this Agreement during the heating season or if the property is not continuously occupied (e.g., a vacation home), it is Customer's sole responsibility to have a third party check the property on a regular basis or otherwise monitor the property in some fashion to ensure that the heat has remained on. Company will not be responsible for any losses caused by Customer's failure to have the property adequately monitored during his/her/their absence.
- 9. At the End of the Contract:** At the end of the term, specified in this contract, Customer's account will remain on automatic delivery unless and until Customer provides Company with written notice to change the delivery status to will-call.
- 10. Assignment:** This Agreement may not be assigned by Customer without the prior written consent of Company.
- 11. Choice of Law:** This Agreement shall be governed by the laws of the State or Commonwealth in which the deliveries are made.
- 12. Modification of the Agreement:** This Agreement may not be modified except in a writing executed by both parties.
- 13. Previous Agreement:** This Agreement supersedes any and all other agreements relating to pricing, whether oral or in writing, between Customer and Company with respect to the subject matter hereof. It does not supersede Customer's Propane Supply Agreement, which remains in full force and effect.
- 14. Execution of this Agreement:** This Agreement is not valid and enforceable unless and until it is
- Signed and dated by both parties;
 - Received by Company on or before , 2022 (via in person, online, U.S. Mail or expressed delivery service to Customer's local Company Propane office); and
 - Timely payment is made in full of the amount set forth in paragraph 4.
 - If Customer attempts to make handwritten or other changes to the terms of the Agreement, those changes must be initialed by both parties prior to the execution of the signature lines.

Customer Name: Town of HopewellCompany Rep. Name: CHRIS CINQUEGRANACustomer Signature: [Signature]Company Rep. Signature: [Signature]Date: 6/1/2022 TOWN CLERKDate: 6/1/22

HEREAFTER, IN SUBSEQUENT YEARS, COMPANY'S CUSTOMERS WILL BE PROVIDED WITH INFORMATION ON NEW FIXED-PRICE PROGRAM PRINTED ON AN INVOICE OR BILLING STATEMENT, MAILER OR EMAIL NOTICE. CUSTOMERS WILL HAVE THIRTY (30) DAYS TO DECIDE WHETHER THEY WISH TO PARTICIPATE IN ONE OF THE NEXT YEAR'S PROTECTED PRICE PROGRAMS. CUSTOMERS WILL ALSO BE PROVIDED WITH INSTRUCTIONS ON HOW TO COMMUNICATE THEIR DESIRE TO PARTICIPATE. THE TERMS AND CONDITIONS OF THIS AGREEMENT AND CUSTOMER'S PROPANE OR HEATING OIL SUPPLY AGREEMENT & EQUIPMENT LEASE WILL APPLY TO THOSE PROGRAMS.

Resolution #11-2022
Changing Section 1604.A2 of
Town of Hopewell Zoning Ordinance

WHEREAS, the Town of Hopewell Planning Board has approved the changing of the text of the Hopewell Zoning Ordinance, Section 1604.A2,

WHEREAS, the Town of Hopewell Building and Zoning Department has approved the changing of the text of the Hopewell Zoning Ordinance, Section 1604.A2, so let it be

RESOLVED, that Hopewell Zoning Ordinance, Section 1604.A2 to read as follows:

2. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

I, Denise L. Hood, Town Clerk of the Town of Hopewell do hereby certify that the aforementioned Resolution was adopted by the Town Board of the Town of Hopewell on June 1, 2022, by the following vote:

	<i>Ayes</i>	<i>Nays</i>
<i>William Namestnik, Supervisor</i>	<i>X</i>	<i>—</i>
<i>Erin Everson, Council Member</i>	<i>X</i>	<i>—</i>
<i>Andrew Faust, Council Member</i>	<i>X</i>	<i>—</i>
<i>Adam Sanford, Council Member</i>	<i>X</i>	<i>—</i>
<i>Jeff Trickey, Council Member</i>	<i>Necessarily Absent</i>	

Dated: Wednesday, June 1, 2022



Denise L. Hood
Town of Hopewell Town Clerk

Resolution #12-2022
Changing Section 716 of
Town of Hopewell Zoning Ordinance

WHEREAS, the Town of Hopewell Planning Board has approved the changing of the text of the Hopewell Zoning Ordinance, Section 716,

WHEREAS, the Town of Hopewell Building and Zoning Department has approved the changing of the text of the Hopewell Zoning Ordinance, Section 716, so let it be

RESOLVED, that the Hopewell Zoning Ordinance, Section 716 to read as follows:

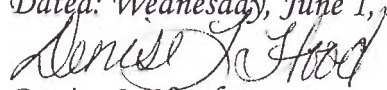
Owner-occupied property used for private family gatherings shall be exempt from said requirement.

A property, of which the current use is for public gatherings and events and of which said gatherings or events shall have been held prior to the adoption of this Ordinance, shall, at the discretion of the Code Enforcement Officer, be exempt from said requirement.

I, Denise L. Hood, Town Clerk of the Town of Hopewell do hereby certify that the aforementioned Resolution was adopted by the Town Board of the Town of Hopewell on June 1, 2022, by the following vote:

	<i>Ayes</i>	<i>Nays</i>
<i>William Namestnik, Supervisor</i>	<i>X</i>	<i>—</i>
<i>Erin Everson, Council Member</i>	<i>X</i>	<i>—</i>
<i>Andrew Faust, Council Member</i>	<i>X</i>	<i>—</i>
<i>Adam Sanford, Council Member</i>	<i>X</i>	<i>—</i>
<i>Jeff Trickey, Council Member</i>	<i>Necessarily Absent</i>	

Dated: Wednesday, June 1, 2022



Denise L. Hood

Town of Hopewell Town Clerk



Marks Engineering

42 Beeman Street
Canandaigua, NY 14424

May 24th, 2022

Denise Hood
Hopewell Town Board
2716 Co Rd 47
Canandaigua, NY 14424

RE: Fall Brook Landing - 4303 Route 5& 20
Multi-Family Housing Development
Petition for Zoning Map Change - Creating PUD Zoning District

To whom it may concern:

I would like to start out by saying that this is not a "Square peg/round hole" approach to developing a community. We are not trying to circumvent any zoning laws or approval procedures with this application. Zoning Laws and ordinance have their place for the vast development of open spaces and vacant lands. This project is an infill project which is re-using, re-developing and bettering a parcel within a fully developed community. This is not obtainable by following the underlying antiquated zoning laws. This is exactly why the Town of Hopewell has developed a Planned Unit Development rezoning process. This process allows us to fit our development plans with the needs of the community.

On behalf of our client, FINRED LLC¹, we have prepared the attached Information to support this request:

1. Conceptual Site Plan of Proposed Development
2. Preliminary Site Plans for Proposed Development
3. SEQR Review
4. Section 1700 of the Town of Hopewell Zoning Ordinance

Pursuant to Section 1700 of the Hopewell town Zoning Code (attached), we are requesting the Town board to review this petition for approval for the change of the zoning map. This zoning map change would include creating a PUD zoning district (PUD#1) for the subject parcel noted above.

Proposed Use:

We are requesting the subject parcel (4303 State Route 5 & 20) in the Town of Hopewell to be re-zoned to a PUD for the phased development of market rate apartments in three newly constructed buildings. This development will construct 63 market rate apartment units in three new wood framed buildings (21 apartments per building). The entire parcel will be held privately under one owner and there is no planned subdivision.

This development also includes the reconstruction of a dilapidated building into a new retail/coffee kiosk. This Kiosk will provide a quick cup of coffee and snack service for the proposed apartments as well as the nearby communities.

¹ FINRED LLC is owned and managed by Brennan Marks



Marks Engineering

42 Beeman Street
Canandaigua, NY 14424

The intent of this development is to provide diversification of housing options within the Town of Hopewell and fill the housing needs for the greater Canandaigua community. It is expected that rents for these apartments will be set around \$1200 per month with some variation due to amenities and market conditions. This will provide housing for young professionals, seniors, small families and college students.

Existing Conditions:

The property borders Fall Brook Creek on the western boundary and Finger Lakes Community College on the eastern and southern boundaries. The site currently hosts a residential structure and two outbuildings. The site vegetation is mostly scrub brush with some mature pine and hardwood trees. The site slopes gently from east to west. The site is currently zoned as C-1 which allows for retail, commercial uses as well as senior housing. There are several motel/hotel type buildings on Lakeshore Drive within proximity to this site. Many of these motel/hotel structures provide month-to-month leases for college students and young professionals. These motel/hotel properties are also within the C-1 zoning.

Proposed Conditions:

The proposed construction of this site includes the construction of three multi-residential apartment buildings. Each building will have three stories and 21 market rate apartment units for rent. The buildings will be wood framed with three color vinyl siding, balconies, and a roof with several peaks. Each unit will be a two bedroom apartment with a Master suite, kitchen, living room, second bedroom and an outdoor deck. Each apartment will be approximately 1000 square feet. Each unit will have independent utilities. The buildings will have 12 garage spaces at the parking lot level. These garage spaces will be leased separately but likely linked to units within the same building.

The site developments will include the construction of parking areas, driveways, drainage, underground utilities as well as landscape and sidewalks. The buildings will be connected to the public sanitary sewer via laterals to the existing sewer main on the east and north side of the property. Water service will be connected to the public main on the southside of Route 5&20. Underground electric services will be connected to the overhead power service on Route 5&20. Stormwater from the site will be collected by grass swales and a storm sewer and conveyed to a stormwater management pond at the rear of building #2. This pond will provide stormwater treatment prior to discharge from the site. Geo-grid turf reinforcement is proposed for fire apparatus vehicle access around the back of Building #1 and #2. Geo-grid turf reinforcement is also proposed around the coffee kiosk for a small event/seating area.

Project Phasing:

Currently the house structure is being renovated to be the new office of Marks Engineering, P.C. It is our intent to occupy this office for 10 years. At that point it is likely that we have outgrown the building and will need to relocate.

As we occupy the office building we intend to start construction of two of the three apartment buildings which will be located behind and to the side of the office building. The construction will take place in four phases. First phase will include site earthwork and developing the stormwater management facility. The first phase of construction will start as soon as the rezoning is complete and the site plan is approved. The site will be cleared, graded and a stone subbase will be installed. During this phase we will also be completing architectural plans and finalizing funding applications. The second phase will be the



MarksEngineering

42 Beeman Street
Canandaigua, NY 14424

southeast building (building #1) and associated utilities. The third phase would include the construction of building #2. The last phase will be demolition of the office building and the construction of building #3. It is expected that each phase will take approximately two years to complete. The completion of the two buildings will take approximately 6 years to complete. The office building needs for Marks Engineering will be evaluated at that point and the construction of the final building will be scheduled appropriately. This schedule for construction will be dependent on housing markets and availability of labor and materials.

Planned Unit development:

"It is the intent of this Planned Unit Development (PUD) District to provide flexible land use and design regulations through the use of performance criteria so that large-scale neighborhoods may be developed within the Town of Hopewell which incorporate a variety of residential types and non-residential uses, and contain both individual building sites and common property" [ARTICLE XVII - SECTION 1700 - Planned Unit Development of the Town Zoning Ordinance]

The intent of this development is to utilize the town's PUD criteria to develop 63 market rate apartment units for rent in an existing neighborhood. The property is contiguous with the town's biggest commercial district as well as Finger Lakes Community College. Other than the subject property, this section of the town is fully developed. However, it still lacks the number and diversity of residential units needed for the college and commercial businesses nearby. There are several month-to-month rentals on lakeshore drive and there are college dormitories on the FLCC campus. This proposal is for 63 market rate units for the working class families and students that are attending FLCC or working at nearby businesses or institutions. These apartments will also house some of the retirees that wish to stay near the city limits. These rental units will all be two bedroom, two bathroom units with kitchens, balconies and master suites. This property is common with the neighboring properties and uses. This development will complement the neighborhood and provide the much needed housing in the area.

The town PUD goes on to list nine objectives which we have abbreviated below:

- 1) *Maximum Choice of Environment:* Residential choices in this area of town include month-to-month leases and dormitory housing. Currently, there are few choices for long term market rate rentals. This development allows for more diversification and more choices for housing options. Other parts of the town allow for property ownership of single family houses.
- 2) *Maximum Open Space and Recreation Areas:* The plan provides open space throughout the site. FLCC college also offers recreational trails and open space for use by the public.
- 3) *Maximum Convenience:* The site is located directly across from department stores, banks, restaurants and it backs up to the college. This is a central location for walking to the different services that this town provides.
- 4) *Preservation of Natural Resources:* The site does not have any suitable trees as most are diseased and poor quality. The site does border Fall Brook Creek. This creek will be preserved and enhanced during this project.
- 5) *Creative Use of Land:* This is an effective use of this property and the most creative way to provide for residential needs in this neighborhood.
- 6) *Efficient of Utilities and Streets:* No new street or public utility extensions will be required for this development.
- 7) *Harmony with Comprehensive Plan:* See section below.



- 8) *More Desirable than Zoning Code Allows:* Multi-family housing is not allowable in this zone per the town zoning law. However, this may be the area of town which has the highest demand for housing.
- 9) *Conformance with Design Guidelines:* All development will conform to Town of Hopewell Specifications.

The town PUD also goes on to list General Requirements for development. The following is a overview of Key items listed in this section and description of how the proposal meets these requirements:

- 1) *Minimum Area:* The minimum area to qualify for the PUD is 10 contiguous acres. The project site is contiguous with the college campus which is over 100 acres. The proposal meets the neighborhood objectives of the section (listed above) with the 63 market rate apartments located on the 4 acre site as presented.
- 2) *Ownership:* The parcel will be owned privately.
- 3) *Location:* The location of these parcels allows for the PUD objectives to be met while not meeting the 10 acre minimum as the contiguous spaces and property uses allow for the complete community needs.
- 4) *Permitted Uses:* This development provides diversification of housing available which will balance the community and allow for achievement of the objectives of the PUD. The proposed use is multi-family residential with a small accessory structure to be used for retail.
- 5) *Intensity of Land Use:* It is clear that this section of the PUD was written around attached single family or otherwise known as townhouses. 4 units per acre revolves around $\frac{1}{4}$ acre lots which are most likely townhouses. This does not meet the requirements for multi-family residential. We are proposing 15.5 units per acre. We ask that the Town Board and Town Planning Board acknowledge this as an acceptable level of density for this parcel. FLCC has a density of 12 units per acre and Campus Lodge Gate at 4350 Lakeshore Drive has 16.1 units per acre. We are not proposing any detached single family residential units in this application.

Comprehensive Plan Analysis:

This section addresses this proposed development and the Town of Hopewell Comprehensive Plan dated May 2006 (Comp Plan). The following are ways in which the town will directly benefit from this development in terms of goals and objectives laid out in the Comp Plan.

Under the "Existing Conditions" section of the Comp Plan it talks about Hopewell's level of homeownership being 83 percent which is 9 percent higher than the county rate. The document goes on to talk about how this is a result of the lack of diverse housing choices and this is unfavorable as the town is not providing and "*Individuals or families that cannot afford to buy a home may have to leave town to find suitable rental options*". This project provides housing for people that don't want to be homeowners but need housing within this community.

The Comp Plan highlights an objective under "Policy & Implementation" for "Growth and Development" to "*Ensure future development is encouraged to locate in appropriate areas and avoid active farming areas of the Town*". This site does not contain any active farmland or any other prime farmlands that would be suitable for agriculture. This proposal supports the preservation of farmland by helping to reduce the pressure to develop housing on other lands in the town which may be active farmlands.



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42 Beeman Street
Canandaigua, NY 14424

The Comp Plan also goes on to state that development should be encouraged in areas of the Town which are served by public utilities such as water and sewer. This site has both water and sewer utilities available on the southside of State Route 5 & 20. No utility extensions will be required for this project.

Lastly, this project bolsters the Comp Plan's intent by generating a community for residents of all ages within walking distance to the commercial district and the college.

Please accept this as a complete application packet for the approval process. As always please feel free to contact myself at (585)905-0360 with questions or comments.

Thank You,

Brennan Marks, PE
Marks Engineering, P.C.

Hopewell – Town Zoning Ordinance

ARTICLE XVII

1700 - Planned Unit Development (PUD)

A. Intent

1. It is the intent of this Planned Unit Development (PUD) District to provide flexible land use and design regulations through the use of performance criteria so that large-scale neighborhoods may be developed within the Town of Hopewell which incorporate a variety of residential types and non-residential uses, and contain both individual building sites and common property which are planned and developed as a unit. Such a PUD is to be designed and organized so as to be capable of satisfactory use operation as a separate entity without necessarily needing the participation of other building sites or other common property in order to function as a neighborhood. This section specifically encourages innovation in residential development so that the growing demands for housing at all economic levels may be met by greater variety in type, design, and siting of dwellings and by the conservation and more efficient use of land in such developments.
2. This section recognizes that while the standard zone-function and the subdivision function are appropriate for the regulation of land use in areas of neighborhoods that are already substantially developed, these controls represent a type of pre-regulation, regulatory rigidity and uniformity, which may be harmful to the techniques of land development contained in the totally planned development concept. Further, this section recognizes that a rigid set of space requirements alone with Minimum Lot Area and Setback Tables specifications would frustrate the application of the PUD concept. Thus, where PUD techniques are deemed appropriate through the rezoning of land to PUD district by the Town Board, the use and dimensional specifications elsewhere provided for in the Hopewell Town Zoning Ordinance are herein replaced by an approval process in which the approved plan becomes the basis for continuing land use controls.

Hopewell – Town Zoning Ordinance

1700 - Planned Unit Development (PUD) continued...

B. Objectives

In order to carry out the intent of this section, a PUD shall achieve the following objectives:

1. A maximum choice in the types of environment, occupancy tenure (i.e., cooperative, individual ownership, condominium, leasing), types of housing, lot sizes and community facilities available to existing and potential Town residents.
2. A maximum of usable open space and recreation areas.
3. A maximum of convenience in location of accessory commercial and service areas.
4. The preservation of trees, outstanding natural topography and geologic features, and prevention of soil erosion.
5. A creative use of land and related physical development which allows an orderly transition of land from rural to urban uses.
6. An efficient use of land resulting in small networks of utilities and streets.
7. A development pattern in harmony with the objectives of the Town of Hopewell Comprehensive Plan.
8. A more desirable environment than would be possible through the strict application of other Sections of the Town of Hopewell Zoning Law.
9. The design and construction of all improvements within the PUD shall conform to the Town of Hopewell specifications for the design and construction of developments.

C. General Requirements for Planned Unit Development

1. Minimum Area

Under normal circumstances, the minimum area requirements to qualify for a PUD District shall be 10 (ten) contiguous acres of land. Where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this section, the Town Board may consider for approval projects with less acreage.

2. Ownership

The tract of land for a project may be owned, leased or controlled by a single person, a corporation, or by a group of individuals or corporations. An application must be filed by the owner or jointly by owners of all property included in a project. In the case of multiple ownership, the approval plan shall be binding on all owners.

3. Location of PUD District

The PUD District shall be applicable to an area of the town where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of this Article.

Hopewell – Town Zoning Ordinance

1700 - Planned Unit Development (PUD) - General Requirements for Planned Unit Development continued...

4. Permitted Uses

All uses within an area designated as a PUD District are determined by the provisions of this Article and the approval of the project concerned.

a. Residential Use

Residences may be of a variety of types. In developing a balanced community, the use of a variety of housing types and densities shall be deemed most in keeping with this Article. In keeping with the objectives found above in Paragraph B Sections 1 and 7, the developer must demonstrate that he is reaching as broad a market as possible. In making its determinations, the Town Board shall consider the size of the site, its location with respect to community services and facilities, transportation, and area-wide market surveys as are available from several sources in Ontario County. Developers may avail themselves of such state, federal, and other housing programs as may be available to accomplish these objectives.

b. Service and Other Non-residential Use

Service and other non-residential use may be permitted where such uses are:

i. Retail business establishments, which are clearly of a neighborhood service character such as, but not limited to, the following:

(1.) Stores selling groceries, meats, baked goods, and other such food items.

(2.) Drugstores and variety stores.

(3.) Stationery, tobacco and newspaper stores, and confectionery stores.

ii. Personal service establishments which are clearly of a neighborhood service character.

c. Customary Accessory or Associated use

Accessory uses such as private garages, off-street parking, storage space for auxiliary vehicles such as travel trailers, campers, boats and snowmobiles, shall also be permitted as appropriate to the proposed design concept.

d. Other Uses

Religious use, schools, child care service, fire and emergency service shall be permitted uses.

5. Intensity of Land Use

Because land is used more efficiently in a PUD, improved environmental quality can often be achieved with a greater number of dwelling units per gross building area than usually permitted in traditionally zoned districts. The Town Board shall determine in each case the appropriate land use intensity and/or dwelling unit density for individual projects. In most cases, however, the gross density shall not exceed 4 (four) dwelling units per acre. Generally, at least 30 (thirty) percent of the PUD dwelling units should be detached, single-family units.

Hopewell – Town Zoning Ordinance

1700 - Planned Unit Development (PUD) continued...

D. PUD Application for Zoning Map Amendment, Preliminary Site Plan Approval and Final Site Plan Approval Process

1. Whenever any PUD is proposed, before any Permit for construction of a permanent building in such PUD shall be issued, and before any subdivision plat of any part thereof may be filed in the office of the Ontario County Clerk, the developer or his authorized agent shall apply for and secure approval of such PUD in accordance with the following two-part procedure:
 - a. The applicant shall obtain a zoning map change of approval from the Hopewell Town Board creating the PUD zoning district.

Acting in its legislative capacity, should the Town Board choose to entertain such a re-zoning request, the Town Board shall follow the procedures set forth in §311 of this Ordinance and the NYS Town Law for zoning map changes including, as the Lead Agency, the compliance requirements of the State Environmental Quality Review Act (SEQRA).

At the time of requesting a change to the zoning map to create a PUD zoning district, the applicant shall submit Preliminary Plans to the Town Board for the Town Board to review. Preliminary Plans shall be prepared in accordance with part 2 below. The legislative process is described in further detail in §1700E of this Ordinance.
 - b. Upon receiving approval from the Town Board for a zoning map change and the approval of the Preliminary Site Plan, the developer shall submit a Final Site Plan to the Planning Board for final review.

The Planning Board shall conduct the Final Site Plan review in accordance with the provisions of Article 16 §1606-1612 of this Ordinance.

The Planning Board, in accordance with Article 16 of this Ordinance, shall render a decision within 62 (sixty-two) days of receipt of a complete application, said application having been determined complete by the Planning Board, unless an extension is allowed by mutual agreement of the Town Board and the applicant.

The legislative process is described in further detail in §1700E of this Ordinance.

Hopewell – Town Zoning Ordinance

1700 - Planned Unit Development (PUD) - PUD Application for Zoning Map Amendment, Preliminary Site Plan Approval and Final Site Plan Approval Process continued...

2. The application for a Preliminary Site Plan of the PUD which shall be submitted to the Town Board shall contain, as a minimum, the following information and any additional information as may be requested by the Town Board:
 - a. The location of various proposed uses and their respective areas in acres.
 - b. The general outlines of the interior roadway system and all existing rights-of-way and easements, whether public or private. A statement addressing any anticipated offer of dedication to the town of any proposed roadways or utilities.
 - c. The adequacy of emergency service access including, but not limited to, necessary emergency vehicle turnarounds, fire lanes, or emergency use areas.
 - d. The delineation of various residential areas indicating for each area its general extent, size, and composition in terms of the total number of dwelling units, approximate allocation by dwelling unit type (for example single-family detached, duplex, townhouse, garden apartments) and general description (for example luxury, middle-income, senior housing) plus the calculation of the residential density in dwelling units per gross acre, excluding total of roadways, for each such use.
 - e. The interior open-space plan and recreational features, if proposed, and a general description of how the space will be owned and maintained.
 - f. A preliminary study or design of storm water management methods including a topographic map at no less than 10 (ten) foot elevations showing existing and preliminary design elevations after storm water management improvements.
 - g. A preliminary study or design of necessary site grading including a topographic map showing contour intervals at no less than 10 (ten) feet of elevation showing existing site elevations and preliminary design elevations of all anticipated necessary site work.
 - h. The anticipated method of providing municipal water supply, sewer service, and public utilities.
 - i. The general description of any anticipated additional community facilities or services such as schools, fire protection and emergency services, or municipal services.
 - j. A location map showing uses and names of property owners within 500 (five hundred) feet of the proposed development.
 - k. The specific details demonstrating how the developer's particular mix of land uses, proposed residential uses, and overall project plans satisfy the objectives noted in §1700B of this Ordinance.
 - l. The specific details demonstrating that the proposed development is consistent with the goals of the Town of Hopewell Comprehensive Plan.
 - m. If the development plan is to be staged, a general plan as to how the staging is to be completed.

Hopewell – Town Zoning Ordinance

1700 - Planned Unit Development (PUD) - PUD Application for Zoning Map Amendment, Preliminary Site Plan Approval and Final Site Plan Approval Process continued...

- n. The specific details that shall demonstrate the applicant's experience and ability to carry out the proposed plan for both the physical construction and financial obligations of such construction.
 - o. A completed Part 1: Long Environmental Assessment Form, as required by the State Environmental Quality Review Act (SEQRA).
- 3. The Planning Board shall review the sketch plan and related documents and forward comments and recommendations for approval or disapproval to the Town Board.
 - a. A favorable report shall include a recommendation to the Town Board that a Public Hearing be held for the purpose of considering a PUD district. Such a report shall be based on the following findings which shall be included as part of the report:
 - i. The proposal conforms to the Town of Hopewell Comprehensive Plan.
 - ii. The proposal meets the intent and objectives of a Planned Unit.
 - iii. The proposal is conceptually sound in that it meets local and area-wide needs and it conforms to accepted design principals in the proposed functional roadway and pedestrian system, land use configuration, open space system, drainage systems, and scale of the elements both absolutely and to one another.
 - iv. There are adequate services and utilities available, or to be made available with costs to be incurred by the developer.
 - b. An unfavorable report shall clearly state the reason for such a finding.

E. Legislative Review Process

The Town Board legislative review process and the Planning Board review process for a PUD are as follows:

1. The application fee for a Re-Zoning request and for Preliminary Site Plan review by the Town Board shall be found in the Town of Hopewell fee schedule and paid to the Town upon receipt of the applications for Re-Zoning and Site Plan review.
2. Upon determination from the Town Board, acting in its legislative capacity, that the Board will consider the application for Re-Zoning to a PUD and that the Re-Zoning request and Site Plan application are complete, the Town Board shall refer the applications to the Town Planning Board for review and comment. The Planning Board shall forward comments within 45 (forty-five) days of the receipt of the applications. At the discretion of the Town Board, either due to the scope or the complexity of the Preliminary design, the 45 (forty-five) day period may be extended if deemed necessary for an informed, thorough review by the Planning Board. In addition, the Town Board shall forward the completed applications for Re-Zoning and Site Plan review of the proposed PUD to the County Planning Board for review and comment pursuant to the provisions of Section 239-mm of the NYS General Municipal Law.

Hopewell – Town Zoning Ordinance

1700 - Planned Unit Development (PUD) - Legislative Review Process continued....

3. Within 62 (sixty-two) days of receiving comments on the Re-Zoning and Preliminary Site Plans from the Town Planning Board and Ontario County Planning Board, the Town Board shall conduct no less than 1 (one) Public Hearing for the Re-Zoning and Site Plan applications. The notice of Public Hearing shall be advertised in the official newspaper of the Town and on the Town web-site at least 10 (ten) business days in advance of the scheduled Hearing.
4. Upon completion of the required review mandated by the State Environmental Quality Review Act (SEQRA) and the completion of the required Findings Statement, the Town Board may take action to approve, approve with modifications or conditions, or disapprove the applications for Re-Zoning and Preliminary Site Plan approval.
5. As a legislative authority, the Town Board shall not be compelled to render a decision on the Re-Zoning or Preliminary Site Plan applications within a specified time frame unless required to do so by other NYS law or General Municipal Law. Upon taking action to approve, disapprove with modifications or conditions, or disapprove, the Town Board shall file notice of such action with the office of the Town Clerk within 5 (five) business days. Any action for approval of the Re-Zoning application shall be subject to a condition that no Re-Zoning application shall be considered final by the Town Board until such time as the Town Planning Board shall have granted Final Site Plan approval.
6. Upon approval or approval with modifications or conditions of the PUD for Re-Zoning and Preliminary Site Plan approval from the Town Board, the applicant shall submit Final Site Plans to the Town Planning Board for review in accordance with the Final Site Plan review requirements of Article XVI including §1606-1612 of this Ordinance. Such plans shall include all necessary final construction details of all proposed development, site work, infrastructure construction details, and/or modifications or conditions approved by the Town Board. The Planning Board shall comply with time tables set forth in Article XVI for the review of the final plans. This time frame may be extended by mutual agreement of the Town Board and the applicant.
7. Upon the granting of Final Site Plan approval by the Planning Board, said Board shall notify the Town Board, and within 5 (five) business days of such notifying, shall file a copy of the Final Resolution or Notice of Action with the office of the Town Clerk. Such filing shall include any recommended performance guarantee amounts for municipal utilities or roads as recommended by the Engineer for the Town.
8. Upon the receiving of the Planning Board's final action of approval, and upon the filing of any required performance guarantees by the applicant in a method approved by the Attorney for the Town, and upon the receiving of payment from the applicant for any necessary engineering or other review fees incurred by the Town, the Town Board shall, within 62 (sixty-two) business days, amend the Official Zoning Map of the Town to the PUD District and shall file such Local Law with the Town Clerk and as required with the Secretary of State.

Hopewell – Town Zoning Ordinance

1700 - Planned Unit Development (PUD) - Legislative Review Process continued....

9. Should the Planning Board disapprove the Final Site Plan, said Board shall provide to the applicant and the Town Board written findings supporting such conclusion. Said written findings shall be recorded in the office of the Town Clerk within 5 (five) business days of the Planning Board's action.
10. Acting in its legislative authority, the Town Board may override the disapproval of a Final Site Plan which disapproval may have been executed by the Planning Board. To override such a disapproval and instead to grant a Final Site Plan approval requires a majority plus one vote by the Town Board. No such action shall take place without the Town Board's conducting a minimum of 1 (one) Public Hearing said Hearing which shall be advertised in the official newspaper of the Town and on the Town web site a minimum of 10 (ten) business days in advance of the scheduled date of such Hearing. Upon taking final action to approve the Final Site Plan, the Town Board shall provide written findings supporting such action with the office of the Town Clerk within 5 (five) business days of the Board's action.

1701 - Cluster Zoning

A. Intent

These rules and regulations are adopted by the Town Board to provide for the future growth and development of the Town and to afford adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health, and welfare of its population. Consistent with such purposes, these rules and regulations will ensure the orderly development of residential areas, the coordination of existing streets and public utilities with new service, the proper provisions of open spaces for passive and active recreation and the proper location of future sites for public buildings and shopping areas, all for the mutual benefit of the developer in providing more stable values and of the future home owner in providing the necessary services.

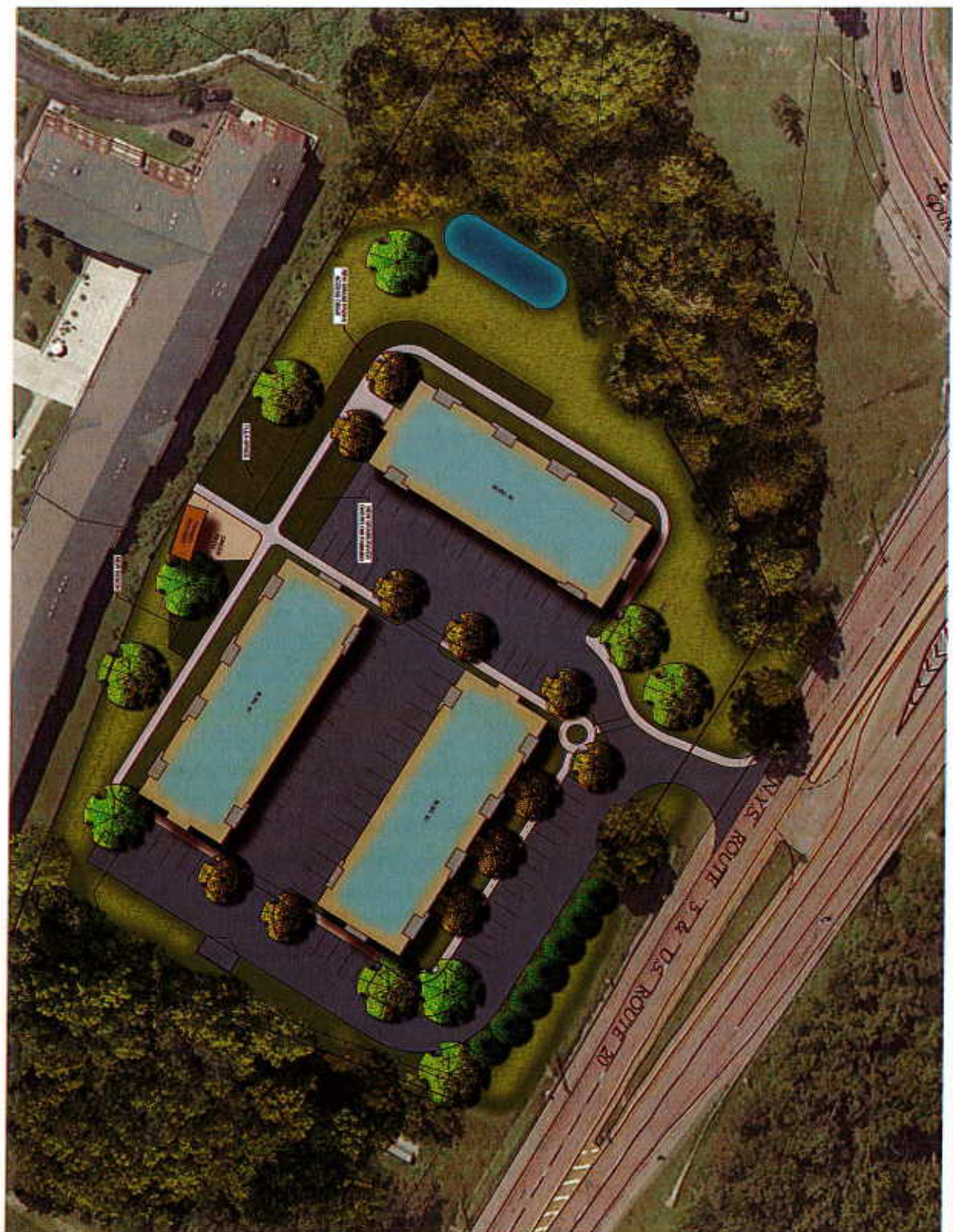
B. Authority

The Town Board of the Town of Hopewell, in accordance with the provisions of the Town Law of the State of New York, has heretofore created a Planning Board and has assigned to it the responsibility and authority to review and approve, modify and approve, or disapprove plans for land subdivision with the Town but outside any incorporated Village, which show lots, blocks or sites, with or without new streets or highways. Pursuant to the above authority, as well as Section 276, 277, and 278 of Article 16 of the Town Law, the Planning Board has prepared and recommended approval by the Town Board of these Subdivision Rules & Regulations setting forth standards to be followed in the preparation and review of preliminary layouts and subdivision plats. By the same authority, the Planning Board has the power and authority to pass and approve the development of plats already filed in the office of the Clerk of Ontario County if such plats are entirely or partially undeveloped.

NO.	DESCRIPTION	DATE	BY	CHKD
1	PRELIMINARY	08/11/11	MARKS	MARKS
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3	REVISED	08/11/11	MARKS	MARKS
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99	REVISED	08/11/11	MARKS	MARKS
100	REVISED	08/11/11	MARKS	MARKS



1 RENDERED SITE PLAN



CONCEPT PLAN 4303 ROUTES 5 & 20 TOWN OF HOPEWELL COUNTY OF ONTARIO STATE OF NEW YORK	REVISIONS AND APPROVALS (SEE SHEET 2 OF 2 FOR PLAN APPROVALS)	STAMP	STAMP
	MARKS Engineering 411 HERRICK ST. CANTON, NY 14618 www.marksengineering.com	Phone: 607-939-9300 Fax: 607-939-9300 email: info@marksengineering.com	

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: Fall Brook Landing - Rezoning to PUD		
Project Location (describe, and attach a general location map): 4303 Route 5 & 20, Town of Hopewell		
Brief Description of Proposed Action (include purpose or need): Rezoning of subject parcel to PUD zoning district for the construction of 63 apartment units in 3 new buildings.		
Name of Applicant/Sponsor: FINRED LLC, Brennan Marks		Telephone: 585-329-6138
		E-Mail: bmarks@marksengineering.com
Address: 42 Beeman St		
City/PO: Canandaigua	State: NY	Zip Code: 14424
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	Town Board - Rezoning	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board - Preliminary Site Plan	
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 type="checkbox"/> Yes <input type="checkbox"/> No		
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? ☒ Yes ☐ No

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

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? C-1 _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? <u>Planned Unit Development</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? <u>Canandaigua City School District</u>	
b. What police or other public protection forces serve the project site? <u>Canandaigua City Police Department, Ontario County Sheriff, New York State Troopers</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Hopewell Fire Department, Canandaigua City Fire Department</u>	
d. What parks serve the project site? <u>Kershaw, Ontario County Park</u>	

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)? _____	
b. a. Total acreage of the site of the proposed action? _____	_____ acres
b. Total acreage to be physically disturbed? _____	_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____	_____ acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
<ul style="list-style-type: none"> • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____ 	

f. Does the project include new residential uses? <input 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>
Initial Phase	_____	_____	_____
At completion of all phases	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify:	
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: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input 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?	
• 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 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): _____ _____	

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 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: _____

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

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 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): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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): _____ _____</p>		
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>		
<p>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? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="margin-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>		
<p>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? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>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? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> 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 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 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 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 type="checkbox"/> Morning <input 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 _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input 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: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input 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 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 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: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input 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>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input 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>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<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 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>	
<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>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<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: _____ 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

ii. If mix of uses, generally describe: _____

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</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: 45%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input 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: _____ 	
<hr/>	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>_____ %</div> </div>	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % 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: _____ <hr/>	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" 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:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ <hr/>	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</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 type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</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 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

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

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

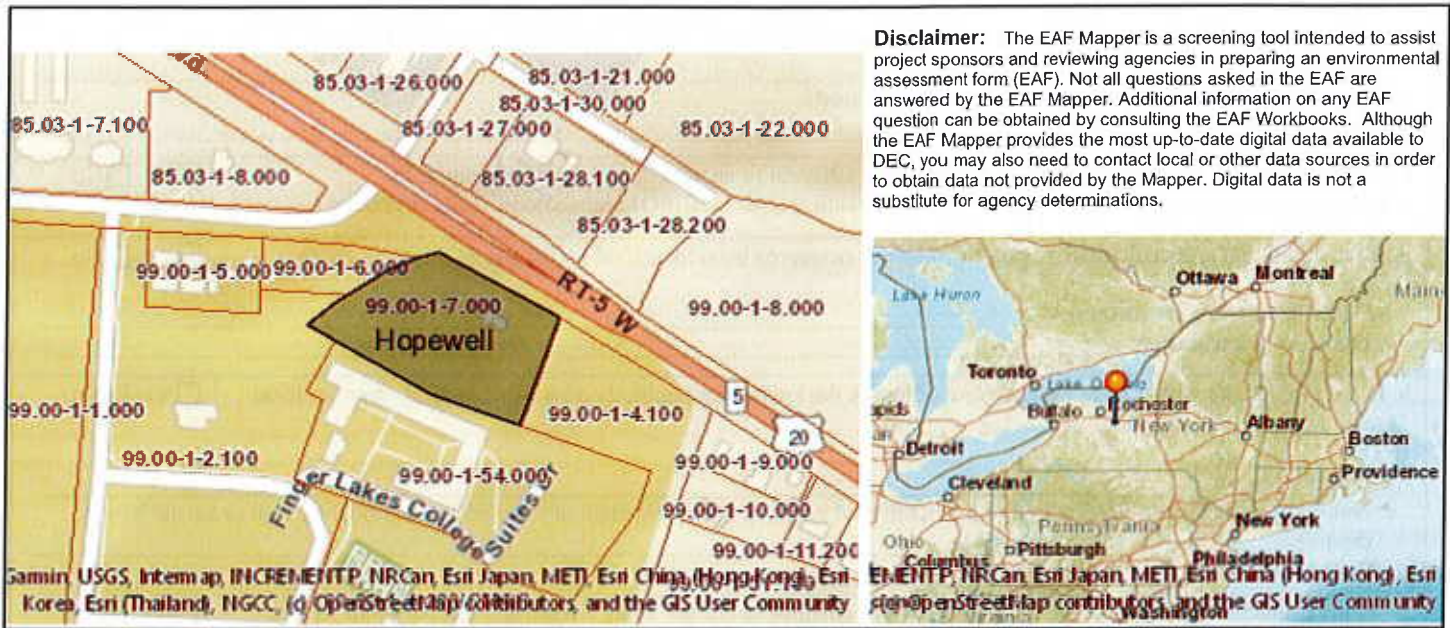
G. Verification

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

Applicant/Sponsor Name Brennan Marks Date 5/24/2022

Signature  Title owner

PRINT FORM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National 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]	Yes
E.3.i. [Designated River Corridor]	No

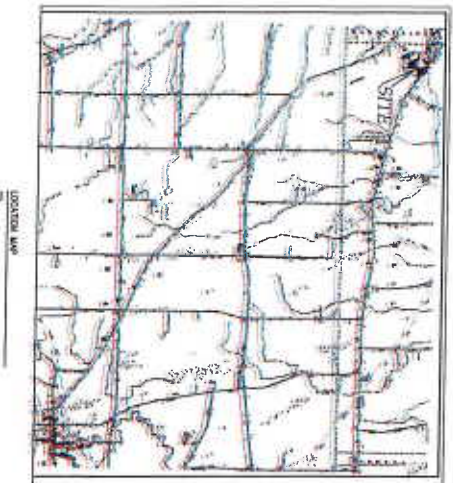
SITE PLANS FOR:

FALL BROOK LANDING SITE PLAN

4303 NYS ROUTE 5 & 20
TOWN OF HOPEWELL
COUNTY OF ONTARIO
STATE OF NEW YORK

MAY 24, 2022

INDEX:
COVER
EX100 - DEMOLITION PLAN
C100 - SITE PLAN
C101 - UTILITY PLAN
C102 - GRADING PLAN
C103 - CONSTRUCTION EROSION CONTROL PLAN
C500 - DETAILS
C600 - DETAILS



MarksEngineering

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CANANDAIGUA, NY 14424
(585)905-0360
WWW.MARKSENGINEERING.COM

PROPERTY OWNER:
FINRED, LLC

PREPARED FOR:
OWNER

REVISIONS:



NOT FOR CONSTRUCTION
PRELIMINARY

FALL BROOK LANDING
4303 NYS ROUTE 5 & 20
TOWN OF HOPEWELL
COUNTY OF ONTARIO
NEW YORK
JOB #21-275
5/24/2022

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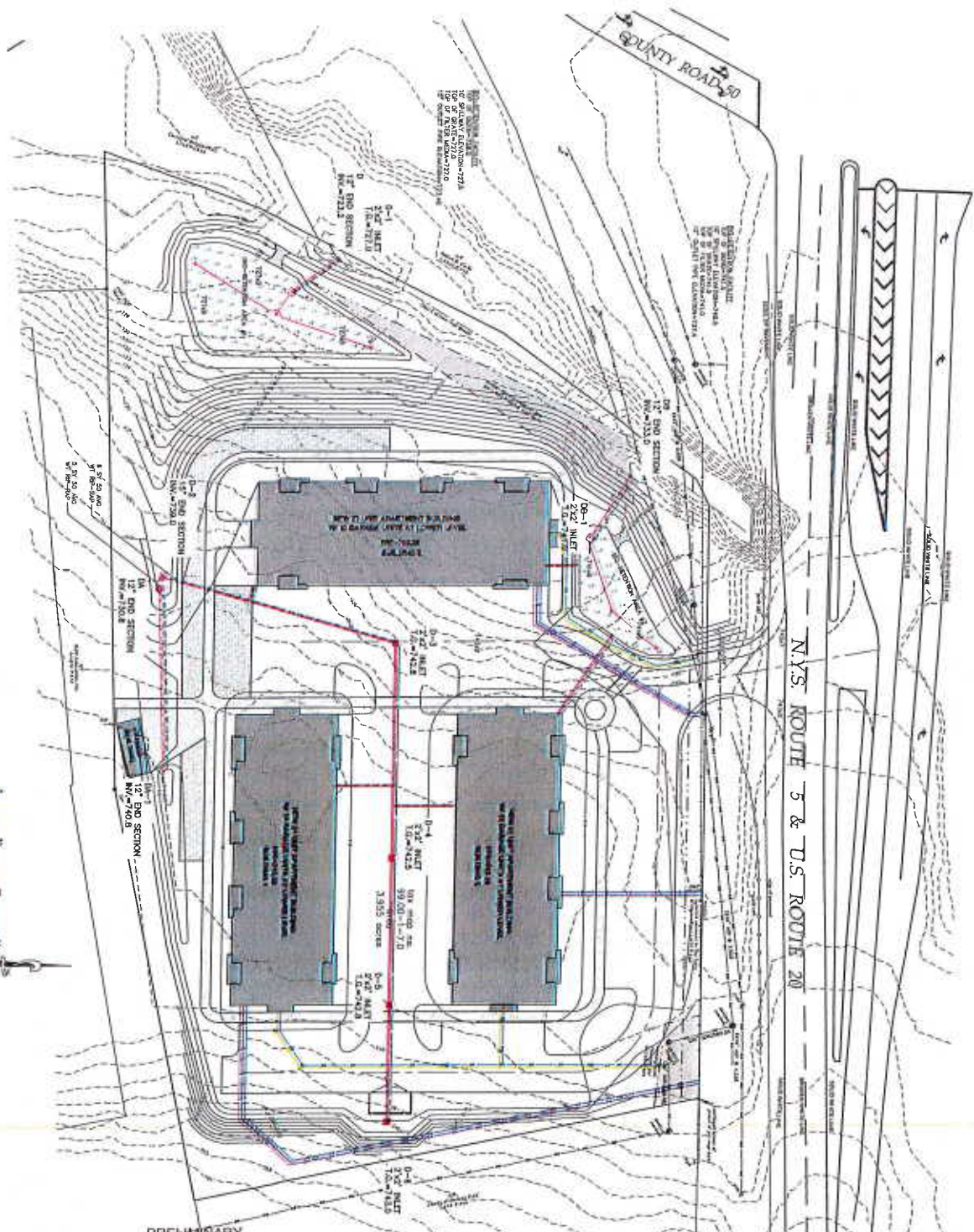


Marks Engineering

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LAWRENCE, KY 40304
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1. THE CONVICTION SHALL CONTAIN SUFFICIENT AND PRECISE ALL INFORMATION TO BE USED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT.
2. THE CONVICTION SHALL BE PREPARED BY THE ENGINEER OR ARCHITECT AND SHALL BE SIGNED AND SEALED BY THE ENGINEER OR ARCHITECT.
3. THE CONVICTION SHALL BE PREPARED BY THE ENGINEER OR ARCHITECT AND SHALL BE SIGNED AND SEALED BY THE ENGINEER OR ARCHITECT.
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NO.	DESCRIPTION	REMARKS
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5	5. THE CONVICTION SHALL BE PREPARED BY THE ENGINEER OR ARCHITECT AND SHALL BE SIGNED AND SEALED BY THE ENGINEER OR ARCHITECT.	



1 GRADING PLAN
1" = 30'



DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

**SITE PLANS OF
FALL BROOK LANDING**
4300 ROUTES 5 & 20
TOWN OF HOPWELL

COUNTY OF ONTARIO STATE OF NEW YORK

REVISIONS AND APPROVALS

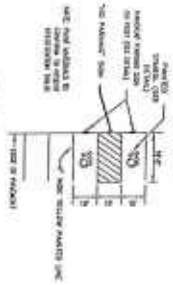
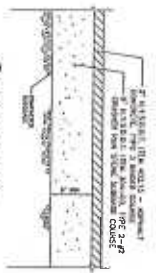
NO.	DESCRIPTION	DATE

STAMP

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415 BROADWAY, 10TH FLOOR, NEW YORK, NY 10013
Tel: 212 410 4000 Fax: 212 410 4001
www.marks-engineering.com

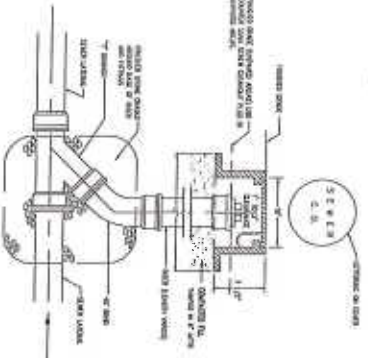


TYPICAL CONCRETE SIDEWALK DETAIL

1. CONCRETE SIDEWALK DETAIL

2. CONCRETE SIDEWALK DETAIL

3. CONCRETE SIDEWALK DETAIL

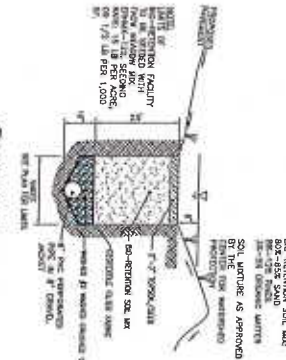
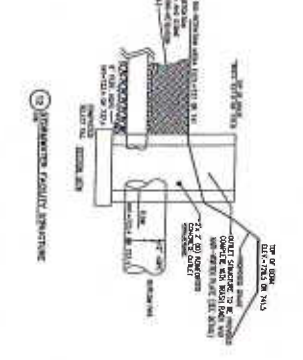
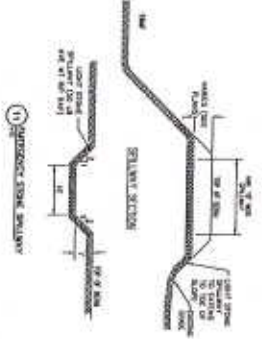
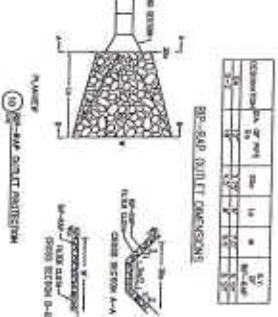
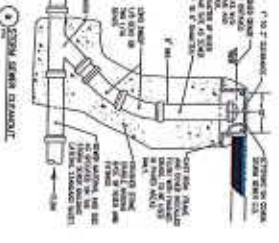
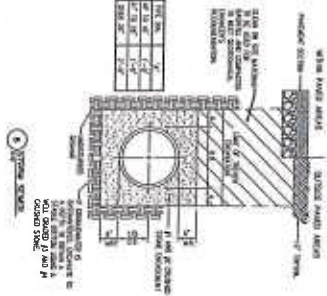
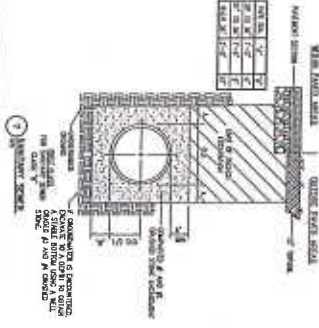
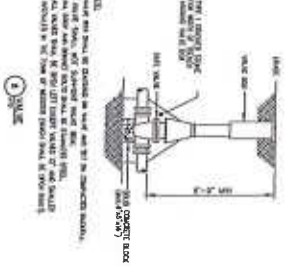
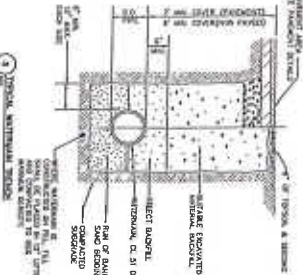
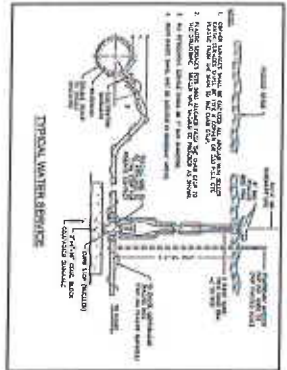


SANITARY CLEANOUT DETAIL

1. SANITARY CLEANOUT DETAIL

2. SANITARY CLEANOUT DETAIL

3. SANITARY CLEANOUT DETAIL



PRELIMINARY

SITE PLANS OF
FALL BROOK LANDING
4303 ROUTES 5 & 20
TOWN OF HOPKINS

COUNTY OF ONTARIO

STATE OF NEW YORK

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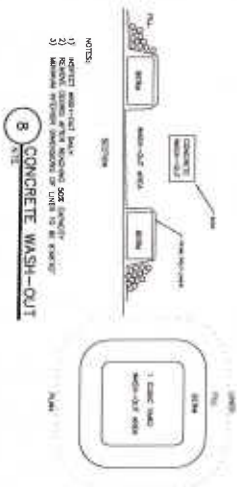
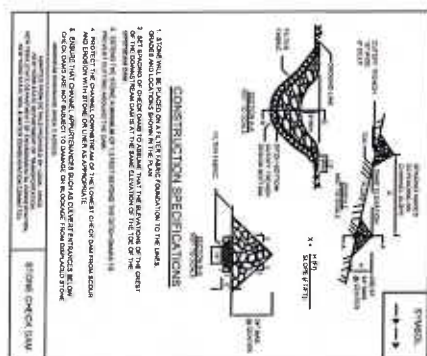
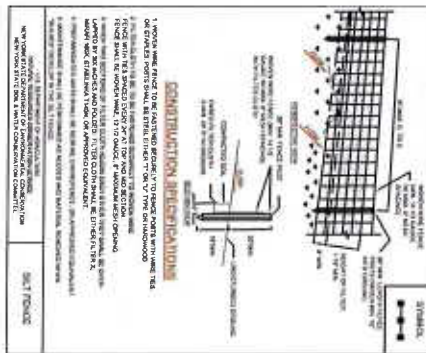
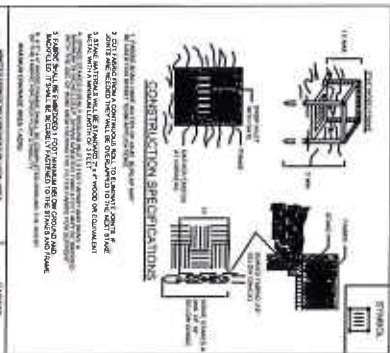
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PRELIMINARY

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