

Appendix G:

SEQRA Documentation

Generic Draft Environmental Impact Statement

Hampton Ridge Center Rezoning

SCOPING OUTLINE
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)
August 2, 2007

Name of Action: Hampton Ridge Center Rezoning
From Single Family Residential R1-12 to General Business BG

Classification of Action: Type I Action

Lead Agency: Town of Greece Town Board

Location: Monroe County, Town of Greece. Generally north of and including 4320 West Ridge Road (New York State Route 104). (Refer to Monroe County Tax Map Nos. 073.01-2-63, -64.111, -64.12, -64.2, -68 (portion); 073.01-1-2.1, -3, -4, -5, -6, -7).

GENERAL GUIDELINES

- The DGEIS should cover all items in this Scoping Outline. It is suggested that the DGEIS also conform to the format outlined in the Scope. If appropriate, topics listed separately in this outline may be combined in the DGEIS, as long as all topics described in this Scoping Outline are addressed.
- The document should be written in the third person. The terms “we” and “our” should not be used. The Applicants’ conclusions and opinions should be identified as those of “the Applicants” or “the Developers.”
- Narrative discussions should be accompanied by appropriate charts, graphs, maps and diagrams whenever possible. If a particular subject matter can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. All plans and maps showing the site should include adjacent homes, other neighboring uses and structures, roads, water bodies and a legend.
- The entire document should be checked carefully to ensure consistency with respect to the information presented in the various sections.
- Environmental impacts should be described in terms which the layperson can readily understand (e.g., truck-loads of fill and cubic yards rather than just cubic yards).
- Technical data schedule be provided in the appendices.
- “Worst case” scenario analysis should be provided along with average or expected scenario assessment, if relevant.

- All discussions of mitigation measures should consider at least those measures mentioned in the Scoping Outline. Where reasonable and necessary, mitigation measures should be incorporated into the Project.
- The DGEIS should identify, where appropriate, when the environmental assessment is based on conceptual Project information or more specific Project information. Concept plans have been prepared for the Project in connection with the request for rezoning.
- The DGEIS should set forth specific conditions or criteria, if necessary, undertaken or approved, including requirements for any subsequent SEQRA compliance.
- To this end, the DGEIS should establish the maximum development potential for the Project site based on acceptable levels of change/impact and the availability and appropriateness of mitigation. The limits identified in the DGEIS through studies and evaluation will be expressed as thresholds for future development. Projects that meet these thresholds will be considered in compliance with the GEIS. Projects that exceed the thresholds (one or more) must undergo further SEQRA review to identify the significance of the impact(s).
- The DGEIS will analyze and address the potential significant adverse environmental impacts (hereinafter the “Environmental Impacts”) relating to the potential for additional future development on nearby property owned or controlled by the Applicants or Developers.
- A variety of potential permits and approvals are required for this Project, as shown in Table 1.
- This Scope is prepared in accordance with 6 NYCRR §617.8 and is available for public review. Copies of this scope have been submitted to all Involved Agencies and any Interested Agency requesting a copy. The purpose of preparing a DGEIS is to address the cumulative impacts on land use, infrastructure, and the environment associated with the potential future development of the Premises.

PROPOSED ACTION

4320 West Ridge, LLC, (the “Applicant”) proposes to rezone 67 acres of real property (the “Premises”) from R1-12 (Single-Family Residential) to BG (General Business). An adjacent property to the east, The Shops at Hampton Ridge, was previously rezoned from residential to general business in 2004.

The Applicants’ proposal (the “Proposal”) is for commercial development, with related paved parking, utilities, grading, landscaping/buffering, and other site modifications (the “Project”). More specifically, 4320 West Ridge, LLC proposes to develop approximately 390,000 square feet of retail and other commercial floor space. The proposed Master Plan provided is conceptual in nature, but depicts the maximum anticipated development density. There is a potential to subdivide land per individual tenant requirements. The Premises currently consist of undeveloped land and vacant houses on residential lots. The Applicants propose access to the Premises via West Ridge Road (New York State Route 104), a five-lane highway. Existing land

uses in the vicinity consist of single-family residences, multi-family housing and various commercial uses.

Table 1: Potential Required Approvals

Approval/Permit/Review	Agency
Town of Greece	
Rezoning Approval	Town Board
Site Plan Approval	Planning Board
Subdivision Approval	Planning Board
Special Use Permit Approval	Town Board
Special Use Permit Approval	Board of Zoning Appeals
Monroe County	
Water Supply and Distribution Designs	Water Authority
Section 239-m Referral	Department of Planning
Highway Work Permit*	Department of Transportation
Water Supply & Sanitary Sewer Extension	Department of Public Health
Approval of Sanitary Sewer Plans	Department of Environmental Services, Pure Waters Division
New York State	
SPDES Permit(s) for Storm Water Discharges	Department of Environmental Conservation
Historic, Cultural and Archeological Review	Office of Parks, Recreation, and Historic Preservation
Highway Work Permit and Possible Road Entrance Permit	Department of Transportation
Water Quality Certification**	Department of Environmental Conservation
Federal Agencies	
Nationwide or Individual Wetland Permits**	U.S. Army Corps of Engineers

* Not required if no improvements required within MCDOT right-of-way.

** Anticipate on-site wetlands to be declared isolated.

SCOPE OF DGEIS

COVER SHEET

The Cover Sheet should identify:

1. The proposed action;
2. The location of the proposed action;
3. The name, address, and telephone number of the Lead Agency and its contact person, and the same for the primary preparer of the DGEIS; and
4. The date of the DGEIS submission, revision date(s), acceptance date (to be inserted later), and the DGEIS comment period (to be inserted later).

Following the Cover Sheet, a list of all consultants and parties involved in the preparation of the DGEIS should be included.

TABLE OF CONTENTS

The DGEIS should include a table of contents indicating the chapters of the DGEIS and page numbers as well as lists of all figures, tables, and appendices of the DGEIS.

The text of the DGEIS will include the following:

CHAPTER I: EXECUTIVE SUMMARY

The summary will describe the proposed Project. This chapter will also identify any significant adverse environmental impacts, the proposed mitigation measures, and the alternatives analyzed in the DGEIS. Lastly, it will also include a list of all potentially required reviews and approvals from the Town, County, State and Federal agencies.

CHAPTER II: PROJECT DESCRIPTION

1. LOCATION AND SITE DESCRIPTION

The Project Description will depict graphically the regional and area location of the proposed Project. In addition, the tax map designation, abutting streets, utilities, surrounding land uses and existing zoning categories will also be depicted.

2. PROJECT DESCRIPTION

A narrative description of the proposed Project, including the zoning requirements and construction timing will be provided. A description and graphical presentation of the proposed Project, addressing general or specific layout of the site, site access and egress,

parking configuration, internal roadway system, phasing, amenities, and Project related benefits also will be presented.

The Project Description will also present the Project purpose and need, potentially required Project reviews and approvals, and a description of the review/approval process sequence including site plan submission. The proposed maintenance of the Project and its components will be discussed. This will include a discussion of such services as snow removal and refuse disposal (including bulk pick-up).

CHAPTER III: EXISTING CONDITIONS, ANTICIPATED IMPACTS AND PROPOSED MITIGATION

The following describes the methodologies that will be used in the DGEIS to assess the potential environmental impacts of the proposed Project. The general framework for each impact is to: (1) study and describe the existing conditions in the area; (2) project these conditions to a future analysis year without the Project (also known as the “No Build” condition); (3) assess potential environmental impacts of the proposed Project on that future No Build condition (also known as “Potential Impacts”); and (4) present and evaluate potential mitigation measures to mitigate any adverse environmental impacts. The future analysis year for the proposed Project is 2009, which represents the anticipated first year of development for the community. To the extent that information is available, each impact assessment will examine conditions through the year 2009.

Required elements for each section of Chapter III of the DGEIS follow.

1. LAND USE, ZONING, AND PUBLIC POLICY

- a. Existing Conditions: A narrative and graphical presentation of land uses and zoning districts within a one and one-half (1-1/2) mile radius of the Project site will be presented. A discussion of the permitted land uses in the proposed zoning districts will be presented and how these uses might be accommodated on the site. This section will also identify current and pending public land use plans applicable to the subject property.
- b. No Build Conditions: This section will analyze how the property could and would likely develop if the proposed Project were not built. Environmental impacts to the surrounding area will also be analyzed under a “No-Build” scenario.
- c. Potential Impacts: This section will identify the relationship of the proposed Project to the overall land use patterns within the study area. This section will discuss the relationship between the proposed Project and policies and recommendations set forth in the Town of Greece Master Plan.

This section will also discuss the relationship of the proposed Project and nearby neighbors. Any significant adverse environmental impacts associated with the proposed Project will be identified.

The DGEIS will include mapping and calculations that justify the proposed residential and commercial density in accordance with the requirements of the Town of Greece Zoning Law and master plan.

- d. Mitigation: Proposed mitigation measures for identified significant adverse environmental impacts will be discussed.

2. VISUAL CHARACTER

- a. Existing Conditions: This section will document views from public roadways into the Project site. Views analyzed will include the following locations:

- (1) Adjacent residential neighborhoods;
- (2) New York State Route 104.

Photographs of the site and its environs will be incorporated into this chapter. Prevalent landforms, vegetative cover, etc. within the Project site that are visible from public roadways or other public resources, such as parks, will be identified.

- b. No Build Conditions: This section will identify any changes in the visual character of the Project site in the future without the proposed Project.
- c. Potential Impacts: To assess environmental impacts, the analysis will first describe, in general terms, the Project's physical design (height, bulk, orientation, and facade materials, etc.), lighting system and plan, buffers (location, size and nature of) relative to adjacent properties, and its landscaping plan. By the use of photographs, cross sections, elevations or sketches, the views into the Project site from adjacent public roadways or neighborhoods, will be described. Any significant adverse environmental impacts to the character of the surrounding area will be identified.
- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

3. VEGETATION AND WILDLIFE

- a. Existing Conditions: The Project area will be investigated for the presence of threatened, endangered, rare, and special concern species through contact with the NYS Department of Environmental Conservation (NYSDEC) Natural Heritage Program. Other common species and their habitat (vegetative communities) will be generally identified through a site investigation.
- b. No Build Conditions: This section will identify any changes in the vegetative and wildlife communities of the Project site in the future without the proposed Project.

- c. Potential Impacts: An assessment of the environmental impacts to the vegetative and wildlife communities due to the construction of the proposed Project will be identified. The potential displacement of wildlife due to the proposed Project will be discussed. In addition, the impact on existing trees within the limits of potential site disturbance will be presented and the Applicants will work with the Town's Tree Council in assessing any impacts.
- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

4. WETLANDS

- a. Existing Conditions: Regulated federal wetlands existing on the site will be described and delineated based on acceptable methodologies (e.g., Army Corps of Engineers).
- b. No Build Conditions: This section will identify any changes in the regulated wetlands on the Project site in the future without the proposed Action.
- c. Build Conditions: An assessment of the environmental impacts to the wetlands due to the construction of the proposed Project will be identified. Any potential environmental impacts to these resources due to the construction of the roads, bridges, parking, buildings, storm water management systems and proposed water-supply sources will be identified. The Applicants will take into account any changes that may result from new USACOE regulations.
- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

5. TOPOGRAPHY AND SOILS

- a. Existing Conditions: Underlying bedrock, soil conditions, and topographic features (slopes) of the site will be described. Soils will be described in the following ways:
 - (1) Depth to groundwater;
 - (2) Depth to bedrock;
 - (3) Drainage characteristics;
 - (4) Erodibility factor;
 - (5) Structural stability; and
 - (6) Suitability for use (e.g., driveways and parking lots, foundations, other relevant categories), according to USDA Soil Survey for Monroe County.
- b. No Build Conditions: This section will identify any changes to soil and topographic conditions on the Project site in the future without the proposed Project.

- c. Potential Impacts: Grading and excavation plans will be described with respect to changes in drainage patterns and potential soil erosion. Measures for controlling erosion and preventing sediments from migrating off site will be identified and described. Discuss likelihood of blasting and, if needed, identify areas that will require blasting and quantity amount/extent. If blasting is required, a community communication plan shall be developed by the Applicants.
- d. Mitigation: Mitigation would be provided for any significant adverse environmental impacts identified.

6. STORM WATER MANAGEMENT

- a. Existing Conditions: Run-off patterns, existing intermittent streams and drainage patterns on-site will be described. Storm water flow volumes and peaks will be provided for 1, 10 and 100-year storm events at a minimum. Other storm events may also be analyzed. All underground water sources (e.g., aquifer) on-site will be identified and their salient characteristics will be described.
- b. No Build Conditions: This section will identify any changes to drainage and watercourses on the Project site in the future without the proposed Project.
- c. Potential Impacts: The storm water management system, drainage facilities, and detention areas will be described. This will include measures to ensure that storm water in the post-development condition does not adversely affect downstream properties and drainage basins as a whole, for the 1, 10 and 100-year storm events. This will also include measures to ensure compliance with the Town's storm water requirements which provide that the Project hold back at least 30% of existing runoff rate. In addition, any impact to groundwater resources as result of the proposed Project will be described.
- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

7. INFRASTRUCTURE AND UTILITIES

- a. Existing Conditions: The existing County water and Town sanitary sewer system will be described. Water, sewage and energy usage on the site will be described.
- b. No Build Conditions: This section will identify any changes to water, sewage, and energy patterns on the site in the future without the proposed Project.
- c. Potential Impacts: Potential impacts related to sewer, water and energy capacity will be addressed.

- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

8. TRAFFIC AND TRANSPORTATION

a. Existing Conditions

- (1) Applicants will consult with the Monroe County Department of Transportation ("MCDOT") and New York State Department of Transportation ("NYSDOT") to identify the intersections that should be studied. At a minimum, traffic counts will be conducted at the following locations:
 - (a) West Ridge Road/Manitou Road;
 - (b) West Ridge Road/Elmgrove Road;
 - (c) West Ridge Road/The Shops at Hampton Ridge/(Kohl's);
 - (d) West Ridge Road/New Site Driveway
- (2) Roadway Inventory. Roadway characteristics will be described including classifications, general condition, number of lanes by direction, pavement markings, on-street parking, bus stops, percent heavy vehicles, traffic control and pedestrian buttons.
- (3) Manual Counts. The data collection effort will include the following:
 - (a) At a minimum, the data will be collected for the following time periods:
 - (i) Friday Evening Peak – 4:00 P.M. to 6:00 P.M.; and
 - (ii) Saturday Midday Peak – 11:00 A.M. to 2:00 P.M.
 - (b) Data will be collected for typical weekday and weekend conditions and should not follow or precede holidays.
 - (c) Data will be summarized in table format.
- (4) The Applicants shall examine existing public transportation in the area and the Project's impact on the public transportation.
- (5) The Applicants shall provide a review of the Priority Investigation Locations (P.I.L.) on NYS Rte. 104 (West Ridge Road).

b. No Build Conditions

- (1) Other Developments. Consideration to other proposed or approved traffic-generating developments in the vicinity of the study area will be

accounted for as part of the No Build Condition. 4320 West Ridge LLC will work with Benderson/Farash and their consultants on a composite traffic analysis including both Projects.

- (2) Background Growth. General background growth will be accounted for as part of the No Build Condition. The traffic study will identify the estimated growth rate and the basis for this estimate.
- (3) Planned Roadway Improvements. The traffic study will identify and address the impact of planned roadway improvements within the study area.
- (4) Capacity Analysis for No Build Conditions. General background growth and traffic generated by the other developments will be added to the existing traffic volumes to create the No Build Condition.

c. Potential Impacts

- (1) Site-Generated Traffic Volumes. At a minimum, site-generated traffic will be projected based on the most recent Institute of Traffic Engineers (ITE) data and methodology. If available, the traffic study will include a comparison to actual site-generated traffic created by similar developments.
- (2) Capacity Analysis for Build Conditions. The estimated site-generated volumes will be added to the No Build Condition to create the Build Condition.
- (3) The DGEIS will estimate the magnitude of vehicular trips to be generated by the proposed Project using ITE trip generation rates.
- (4) The DGEIS will evaluate the capacity of the existing transportation system and the impacts of the new trips generated by the proposed Project using the traffic modeling software SYNCHRO 6.0. The Applicants will provide figures illustrating existing 2004 and background 2006 (no-build) traffic volumes.
- (5) The DGEIS will conduct signal warrant analyses for unsignalized intersections identified above to determine if a traffic signal is warranted.
- (6) The DGEIS will conduct auxiliary lane analyses for all intersections identified above, where the available queuing or capacity had been exceeded.

- (7) The DGEIS will evaluate and discuss the proposed internal/external circulation patterns, note any deficiencies in detail, and prepare a list of recommendations on how to improve internal/external circulation.
 - (8) The DGEIS will identify transportation mitigation measures, if necessary, to accommodate the traffic generated by the proposed Project.
 - d. Mitigation. Where the increased traffic has the potential to significantly affect traffic operations and safety, the traffic study will identify potential mitigation measures to address such conditions. The discussion of mitigation measures will include the following information:
 - (1) The types of improvements, including traffic control;
 - (2) An outline of the procedures to implement the improvements;
 - (3) The party responsible for implementing the improvements and the method of funding; and
 - (4) The timing of mitigation measures related to site development.
 - e. Construction-Related Traffic. The traffic study will address the projected impact of construction-related traffic activity. The study will include, but not be limited to, the identification of the number and type of construction-related vehicles, arrival and departure patterns, and peak hour volumes.

9. NOISE

- a. Existing Conditions: Existing noise levels on and in the vicinity of the Project site will be assessed.
- b. No Build Conditions: Noise conditions on the site in the future without the proposed Project will be described.
- c. Potential Impacts: Potential post-development noise impacts to the surrounding neighborhood, if any, will be identified. The DGEIS will also address noise impacts related to construction, the possible need for blasting, as well as the proposed hours of operation for the construction.
- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

10. AIR QUALITY

- a. Existing Conditions: Existing ambient air quality conditions within the study area based on data obtained from NYSDEC will be described. NYSDEC data will be

analyzed and compared to the National Ambient Air Quality Standards in order to characterize the existing air quality at the site.

- b. No Build Conditions: This section will examine air quality conditions on the site in the future without the proposed Project.
- c. Potential Impacts: The effects of the emissions from mobile and stationary sources at the Project site will be qualitatively assessed.
- d. Mitigation: Proposed and potential mitigation measures for significant adverse environmental impacts will be discussed.

11. COMMUNITY FACILITIES

- a. Existing Conditions: Municipal facilities and services currently provided will be discussed, including Town Hall services, police, fire, emergency services, hospital facilities, recreation facilities, schools and solid waste disposal (bulk pick-up).
- b. No Build Conditions: Assess other proposed developments' impact on the community services and facilities in the future without the proposed Project.
- c. Potential Impacts: Potential environmental impacts to community and Town-related municipal facilities and services will be identified and described.
- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

12. FISCAL IMPACTS

- a. Existing Conditions: Current site taxes provided to each taxing jurisdiction (e.g., Town, County, school district, etc.) will be identified and described.
- b. No Build Conditions: Changes that may be expected to occur in the future without the proposed Project will be identified. This section will identify any projects in the area surrounding the Project site that could be expected to increase the population, alter employment patterns, and affect the local economy.
- c. Potential Impacts: Projected real property taxes accruing to each taxing jurisdiction will be identified. Discuss whether the development will displace existing businesses. Based on an estimate of total construction costs, estimate the total number of direct (onsite) and indirect (off-site) jobs and tax revenues generated by construction activity. The benefits of the proposed Project during the operating period in terms of economic activity, direct and indirect employment, and various tax benefits also will be discussed. (The fiscal costs and benefits to the Town of Greece associated with the construction and operation of the proposed Project will be estimated.)

- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

13. CULTURAL RESOURCES

- a. Existing Conditions: A Phase 1A Cultural Resources Survey will be conducted to identify the potential of the Project area for producing historic and prehistoric resources.
- b. No Build Conditions: This section will assess cultural resources in the future without the proposed Project.
- c. Potential Impacts: Identify potential environmental impacts to archeological, cultural, or historic resources from the Project. Discuss options addressing the future disposition of the Cobblestone house including demolition, purchase and relocation off site, relocation and reuse on site, or use on site in present location.
- d. Mitigation: Proposed mitigation measures for significant adverse environmental impacts will be discussed.

CHAPTER IV: CONSTRUCTION IMPACTS

Potential environmental impacts anticipated due to the construction of the proposed Project, hours of construction operations, including noise, traffic, air quality, dust, blasting and its impact on the surrounding area will be described. An offsite pre-blasting inspection program will be described, as well as proposed reconstruction and/or compensation if off-site blasting impacts occur.

CHAPTER V: ALTERNATIVES

This chapter will describe and evaluate the range of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the Project sponsor. The description and evaluation of each alternative will be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed. The DGEIS will analyze the following alternatives:

1. No Action Alternative: This alternative assumes that the site remains vacant.
2. Alternative Use with a maximum development under the R1-12 zoning.
3. Alternative layout.
4. Alternative sites and timing.

CHAPTER VI: POTENTIAL GROWTH-INDUCING ASPECTS

This chapter will summarize the potential for the proposed Project to induce growth (including new growth associated with extended sewer service to the area). The analysis of potential growth-inducing aspects of the proposed Project will estimate how new expenditures might affect the local economy in terms of potential new off-site development (e.g., residential and commercial development). This Project probably will accelerate a commercial project on the south side of West Ridge Road.

CHAPTER VII: UNAVOIDABLE ADVERSE IMPACTS

This chapter will summarize significant environmental impacts that cannot be avoided, with or without possible mitigation measures.

CHAPTER VIII: PROJECT IMPACTS ON ENERGY USE AND SOLID WASTE MANAGEMENT

This chapter will summarize the proposed Project and its environmental impacts in terms of the use of energy and the management of solid waste produced by the proposed Project.

CHAPTER IX: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This chapter will summarize the proposed Project and its environmental impacts in terms of the loss of environmental resources, both in the immediate future and in the long term.

TECHNICAL APPENDICES

1. Traffic Impact Study.
2. Wetland Delineation Report.
3. Storm water Management Report.
4. Hydraulic Analysis of Smith Creek.
5. Air Quality Analysis Data.
6. Noise Analysis Data.
7. Phase 1A Cultural Resources Survey.
8. Natural Resources (including wetlands, vegetation, and wildlife).
9. Fiscal Impact Analysis.
10. Correspondences.
11. SEQRA Documentation (e.g., EAF, positive declaration, scoping outline, etc.).
12. List of all Interested and Involved Agencies and their mailing addresses.



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
1530 JEFFERSON ROAD
ROCHESTER, N.Y. 14623-3161

KEVIN B. O'BUCKLEY, P.E.
REGIONAL DIRECTOR

RECEIVED
2007 MAY 25 PM 2:35
TOWN OF GREECE
DEVELOPMENT SERVICES

ASTRID C. GLYNN
COMMISSIONER

May 15, 2007

Mr. Gary Tajkowski
Town of Greece
1 Vince Tofany Boulevard
Greece, NY 14612

RE: Lead Agency for Hampton Ridge Center Commercial Development
West Ridge Road, Rt 104
Town of Greece

Dear Mr. Tajkowski:

The New York State Department of Transportation concurs with the designation of the Town of Greece, Planning Board as lead agency for the referenced action.

Any work (including access or utility work) within the Right-of-way of any State Highway will require a work permit from the Department's Traffic and Safety Office. Occupancy of any state owned property (short or long term) may require a "permit for use of state-owned property" from the Department's Real-Estate office. As a permitting agency under SEQRA, the Department would be given the opportunity to review any site plans, environmental impact statements, traffic studies, or drainage plans prior to approval to assure that the negative impacts on State facilities are mitigated as appropriate. Also, any such work will require coordination with the Department's planned maintenance and/or capital improvements through our Monroe West Maintenance Office.

Also, please continue correspondence with our Traffic and Safety department on the proposed traffic mitigation measures, and include projected traffic from other developments when preparing a traffic analysis.

Please contact Robert Scholl of our Planning and Program Management Group at (585)272-3418 if you have any questions concerning this matter.

Sincerely,

FOR: Kevin B. O'Buckley, P.E.
Regional Director, Region 4

pc: Larry Sherman, Director of Operations, NYSDOT R4
Dave Goehring, Transportation Systems Operator, NYSDOT R4
Kevin Miller, Environmental Engineer, NYSDOT R4
Tom Finch, Real Estate Specialist, NYSDOT R4
Jeff Dunlap, Monroe West Resident Engineer, NYSDOT R4
Thomas Palumbo, Monroe West HMS2, NYSDOT R4



**Department of
Technical Services
Fire Marshal's Office**

Memo

To: Gary Tajkowski

From: Rob Drexler, Fire Marshal

Date: May 11, 2007

Re: 4320 West Ridge Road – Hampton Ridge Center

Gary,

A review of the re-zoning proposal for the above address has been completed and the following comment offered.

An approved water supply capable of supplying fire flow for fire protection shall be provided to the premises. The developer's insurance carrier shall provide a detailed report as to how the water system will be designed and installed to meet compliance with all applicable rules and regulations. This report should be submitted to this office well in advance of any site plan approval. Reference standards used in determining compliance shall be obtained from the Fire Code of New York, National Fire Protection Association, and the American Water Works Association.

RECEIVED
2007 MAY 21 AM 10:14
TOWN OF GREECE
DEVELOPMENT SERVICES

Petroski, Mark

From: Louise Dodd [LDodd@greeceny.gov]
Sent: Friday, May 04, 2007 9:56 AM
To: Petroski, Mark
Cc: Gary Tajkowski; Paul Czapranski
Subject: FW: 4320 WRR rezoning application

Paul Czapranski (723-2350) has reviewed the above-noted request and had the following comments:

Louise

> -----Original Message-----

> From: Paul Czapranski
> Sent: Friday, May 04, 2007 9:41 AM
> To: Louise Dodd
> Subject: 4320 WRR rezoning application

>

> Louise, I reviewed the preliminary site plan submitted in support of the application to re-zone the property. Everything proposed at this time appears compliant with NYS Uniform fire Prevention and Building Code requirements. There are infrastructure issues that should be addressed by the applicant- such as sewer demand and the adequacy of the public water supply in the area to meet the domestic and fire suppression needs of the proposed site development, but those do not directly involve the review of this department at this stage of proposal.

> Thanks,
> Paul

NYS Department of Environmental Conservation

5/17/2007

Region 8 - Division of Environmental Permits
6274 East Avon-Lima Road
Avon, New York 14414-9519

Phone: (585) 226-5400

Fax: (585) 226-2830

Website: www.dec.state.ny.us



3077

GREECE TOWN PLANNING BOARD
GARY TAJKOWSKI, DIRECTOR OF DEVELOPMENTAL SERVICES
1 VINCE TOFANY BOULEVARD
ROCHESTER, NY 14616-5016

Re: PERMIT JURISDICTION/RESOURCE SCREENING

Dear GARY TAJKOWSKI,

The following comments are based upon the location information provided in your inquiry of:
HAMPTON RIDGE CENTER & THE SHOPS AT HAMPTON RIDGE

SEQR Coordination & Establishment of Lead Agency

The NYS Department of Environmental Conservation (DEC) has no objection to the Town Of Greece being established as the SEQR lead agency for the environmental review of this action.

Stormwater General Permit

Stormwater discharges now require a State Pollution Discharge Elimination System (SPDES) Stormwater permit from this Department if they either: (1) occur at industrial facilities and contain either toxic contaminants or priority pollutants or (2) result from the construction projects involving the disturbance of one (1) or more acres of land. Your project may be covered under one of the statewide General Permits or may require an individual permit. If you believe your project would be covered under one or more of the General Permits and would NOT require any other DEC permits, you may apply for coverage by filing a Notice of Intent with NYSDEC Division of Water, 625 Broadway, Albany NY 12233-3505. Forms are available from this office or the DEC website at www.dec.state.ny.us or by calling (518) 402-8109. If your project involves other DEC permits, please contact this office.

The project site is completely within an identified archeologically sensitive area and may need to conduct a study to determine if further investigation is needed. The applicant will need to contact the NYS OPRH and submit to their office any required information for that office to make a determination, if they have not already done so.

Federal Wetlands

While the Department asserts jurisdiction over NYS regulated freshwater wetlands, the U. S. Army Corps of Engineers regulates federally protected wetlands. For questions regarding federal wetlands, and the federal permitting process, contact the U. S. Army Corps of Engineers at: Chief, Regulatory Branch, U. S. Army Corps of Engineers, Buffalo District, 1776 Niagara Street, Buffalo, NY 14207 or (716) 879-4330.

Biotic Communities/Endangered and Threatened Species of Flora and Fauna

We have reviewed the available information in the New York Natural Heritage Program databases on known occurrences of rare or state-listed animals and plants, of significant natural communities, and other significant habitats. Some occurrences were found in the vicinity of the project site. The attached table provides the common

HAMPTON RIDGE CENTER & THE SHOPS AT

Page 1 of 2

name, scientific name, status, last observation, and location information for these plant species. It is recommended that a professional (botanist or landscape architect) familiar with the identification of these species undertake a survey of the literature and determine if the proposed project contains habitats which would favor these species. If favorable habitats exist, a field survey would be needed to determine if the species is actually present. If populations of the endangered or threatened species are found to be in the project area, project modifications should be considered to avoid or minimize impact. The NYSDEC Regional Forester at the DEC's Bath office (Address: 7291 Coon Road, Bath NY 14810 Telephone Number: (607) 776-2165) can be contacted for information on individuals that have knowledge and field experience in identification of these species.

For most sites, comprehensive field surveys have not been conducted; the enclosed information only includes records from our databases. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment. The NYS Natural Heritage Program databases do not include Federally-listed or proposed endangered or threatened species. For this information, we suggest that you contact the U. S. Department of the Interior Fish and Wildlife Service at 3817 Luker Road, Cortland NY 13045 or by calling (607) 753-9334.

NYS Protection of Waters Permit NOT Required/Potential for Army Corps Of Engineers Approval


There are no streams/ponds that appear on our state regulatory maps at the location/project site you've identified. However, your project may be subject to federal wetland regulations.

Additional Comments:

If your project involves the filling of federal wetlands, the DEC will be required to issue a Water Quality Certification. Before we can do so, we require the submission of a SWPP, the self-check assessment form & NOI, a sign off letter from the NYS OPRH and the completion of the SEQR process by the Town as Lead Agency.

Thank you for the opportunity to review this project. Forms may be obtained on the DEC Website at: www.dec.state.ny.us. If you have questions regarding the information provided in this letter, please don't hesitate to contact me at (585) 226-5396.

Sincerely,



Chris Setari
Division Of Environmental Permits

Chris Setari
Division Of Environmental Permits

NYS Department of Environmental Conservation

5/17/2007

Region 8 - Division of Environmental Permits
6274 East Avon-Lima Road
Avon, New York 14414-9519

Phone: (585) 226-5400 Fax: (585) 226-2830 Website: www.dec.state.ny.us



Project Name: HAMPTON RIDGE CENTER & THE SHOPS AT HA

The following Uniform Procedures Permits are needed:

- ☐ Protection of Waters, Article 15 Title 5
 - ☐ Stream Disturbance
 - Stream Name:
 - ☐ Excavation/Fill in Navigable Waters
 - Name:
 - ☐ Dam
 - ☐ Dock/Mooring
 - ☐ Water Quality Certification
- ☐ Class C Stream
- ☐ Water Supply, Article 15 Title 15
- ☐ Long Island Wells, Article 15 Title 15
- ☐ Wild, Scenic, and Recreational Rivers Article 15 Title 27
 - Name:
 - Status:
- ☐ Mined Land Reclamation Article 23
- ☐ Freshwater Wetlands Article 24
 - ID Number:
 - Wetland Class:
- ☒ Federal Wetlands
- ☐ Coastal Erosion Hazard Area Article 34
- ☒ Wastewater Discharge (SPDES), Article 17
 - ☐ Industrial
 - (GP-0-05-001) ☐ (GP-95-01)
 - ☐ Municipal
 - ☐ Private, Commercial, Institutional
 - ☒ Stormwater - Construction
 - ☐ Stormwater - Industrial
- ☐ Air Pollution Control, Article 19
 - ☐ Title V Facility
 - ☐ State Facility
 - ☐ Prevention of Significant Deterioration (PSD)
 - ☐ New Source Review
 - ☐ National Emission Standards for Hazardous Air Pollutants (NESHAPS)
- ☐ Waste Transporter, Article 27 Title 3
- ☐ Solid Waste Management, Article 27 Title 7
 - Facility Type:
- ☐ Haz Waste Management, Article 27 Title 9
 - ☐ Treatment
 - ☐ Storage
 - ☐ Disposal

Other DEC authorizations/notifications that are needed:

- ☐ Sewer Extension Approval
- ☐ Oil/Gas Well
- ☐ Underground Storage
- ☐ Temporary Revocable Permit (State Forest Lands)
- ☐ Bulk Storage
- ☐ Aquatic Pesticides

Reviews Needed:

- ☐ Agricultural District Number:
- ☐ Coastal Consistency

- ☐ Approved LWRP
 - Community Name:
- ☐ Significant Coastal Fish/Wildlife Habitat
 - Name Of the Area:
 - Species:
- ☒ State Historic Preservation Act
 - ☒ Archeological Sites (circles/squares)
 - ☐ Historical Structures
- ☐ State Owned Lands Underwater Location:
- ☐ SRF Project, SERP
- ☐ Design Approval

Reviews Needed by Other Agencies:

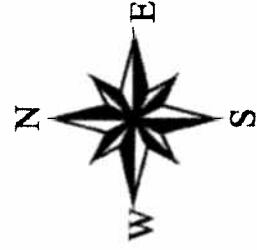
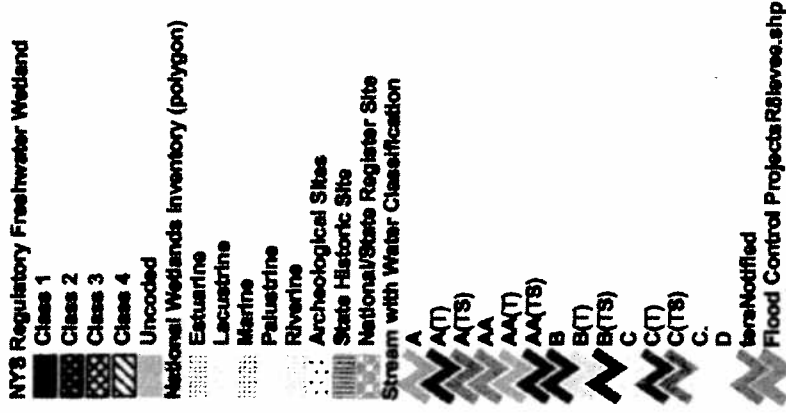
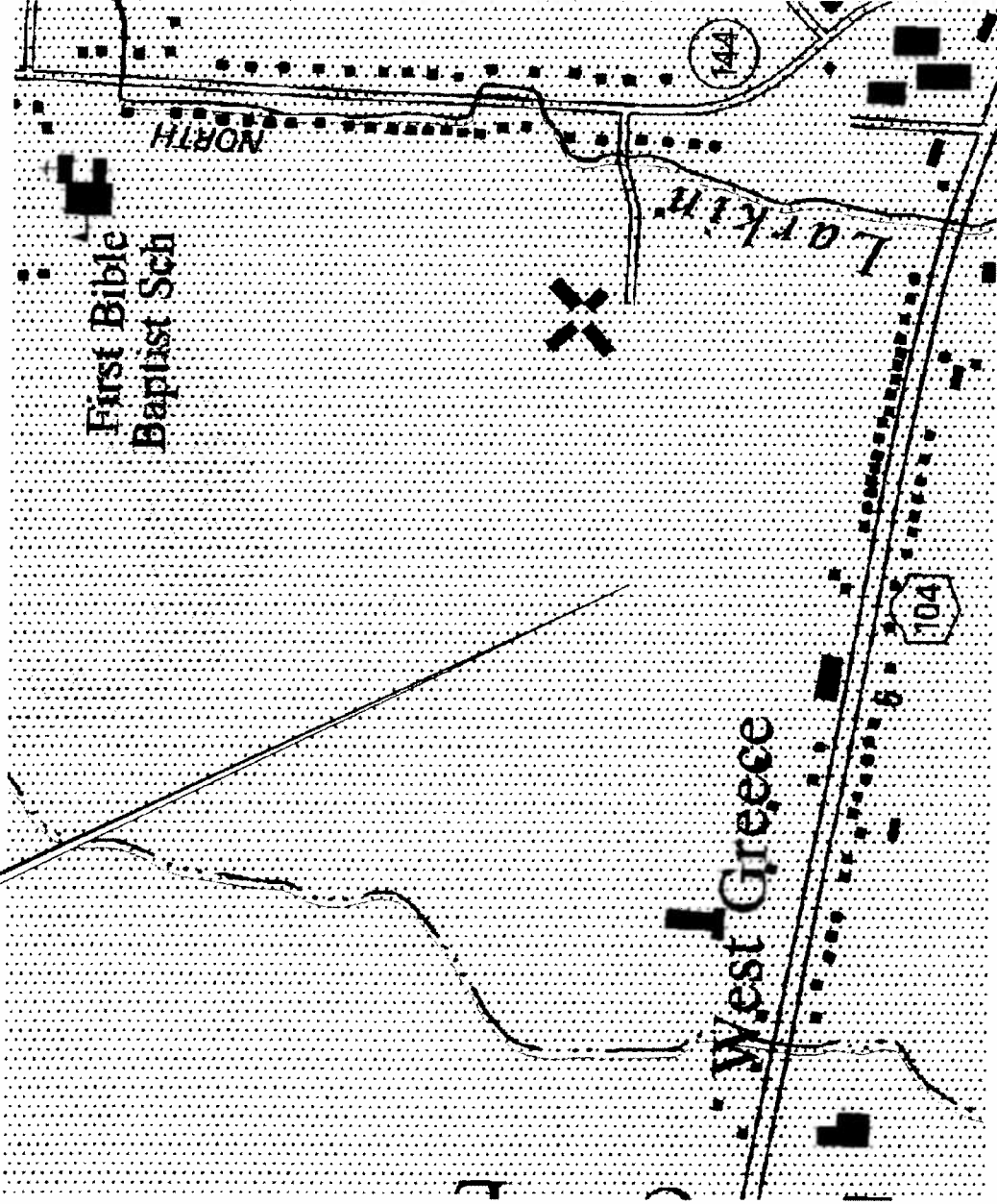
- ☐ US Army Corps Of Engineers
- ☐ NYS Department Of State
- ☒ NYS Office of Parks, Recreation, and Historic Preservation
- ☐ NYS Office of General Services
- ☐ Adirondack Park Agency
- ☐ State Health Department
- ☐ Local Government
- ☐ County Health Department
- Government Name:
- ☐ Town Coastal Hazard Review
- ☐ River Basin Commission Name:
- ☐ NYS Canal Corps

Resources/Potential Impacts:

- ☐ SEQR Critical Environmental Area
- ☐ Environmental Justice Community
- ☐ Natural Heritage Site
- ☐ Significant Coastal Fish Wildlife Habitat Area
- ☐ Visually Significant Resources
- ☐ Protected/Endangered Species
- ☐ Lands Owned by NYS
- ☐ Principal/Primary Aquifer
- ☐ Wildlife Management Area
- ☐ Scenic Roads
- ☐ State Forest Lands
- ☐ Public Parks, Recreation Area, Open Spaces
- ☐ Flood Way
- ☐ Flood Plain
- ☐ State Maintained Flood Control Lands
- Control Lands Name:
- ☐ Inactive Hazardous Waste Site
- ☐ Groundwater Contamination
- ☒ Erosion/Sedimentation
- ☐ Aesthetics
- ☐ Air Quality Non-Attainment Area
- ☐ Noise/Odors
- ☐ Traffic
- ☐ Energy Use
- ☐ Record Of Compliance
- ☐ Public Health

Hampton Ridge

site





MONROE COUNTY WATER AUTHORITY

P.O. Box 10999 • 475 Norris Drive • Rochester, New York 14610-0999

Phone: (585) 442-2000 Fax: (585) 442-0220

May 21, 2007

Gary Tajkowski
Town of Greece
1 Vince Tofany Boulevard
Rochester, New York 14612

Re: Lead Agency Request for SEQR – Hampton Ridge Center
Town of Greece

Dear Mr. Tajkowski:

The Monroe County Water Authority concurs with the Town Board of the Town of Greece acting as Lead Agency for the above referenced project. Attached is an initial checklist of items that the Monroe County Water Authority requests be addressed as part of our review and approval process for this project. Given that the level of detail presented is only conceptual in nature, this list is preliminary and may be added to, as more detailed plans are presented.

If you have any questions regarding this letter, please contact me at 442-2000, extension 244.

Truly yours,

Thomas K. Stein
Construction Engineer

tkS/dd
Attachment

xc: S. Gould, P.E.

RECEIVED
2007 MAY 23 PM 12:03
TOWN OF GREECE
DEVELOPMENT SERVICES



Monroe County Water Authority

SEQR REVIEW

Date: May 21, 2007

Project: Hampton Ridge Center

Town: Greece

ITEM

**Address in
SEQR Review**

**Required for
MCWA Approval**

1. Plans and specifications shall be developed in accordance with MCWA standards and submitted for review and approval.
2. Water demand projections (domestic, industrial and fire-flows) shall be presented.
3. Hydraulic calculations shall be submitted.
4. For any facility outside of a public R.O.W., prepare and submit easement documents.
5. Master metering will likely be required for this project.
6. Looping of the water system will be required.
7. Backflow issues must be addressed, including submission of the Engineer's Report.
8. Additional comments:

☐☒☒☒☒☒☐☐☐☒☐☐☐☒☐☐



Department of Planning and Development
Monroe County, New York

Maggie Brooks
County Executive

RECEIVED
MAY 23 2007

Judy A. Seil
Acting Director

BY:.....

To: Town of Greece Town Board

From: Steve Olufsen, Junior Planner *SO*

Date: May 17, 2007

Subject: Rezone 67.1 acres from R1-12 to BG
4320 West Ridge Road
MCDP&D Response to Development Review Referral (GR07-27Z)

Proj. No. 6237

Org. W. Petroski

Enc. _____

Full Copy _____

Copies to COER

Review Authority and Response:

General Municipal Law: ☒ Section 239-m (Zoning)
☐ Approval ☐ Modification ☐ Disapproval ☒ Comment ☐ No Comment

☐ Section 239-n (Subdivision)
☐ Approval ☐ Modification ☐ Disapproval ☐ Comment ☐ No Comment

County Charter: ☐ Section C5-4.A (Airport)
☐ Approval ☐ Approval with Conditions ☐ Disapproval

☐ Section C5-4.C (Advisory Review)
☐ Approval ☐ Modification ☐ Disapproval ☐ Comment ☐ No Comment

Referred to the Development Review Committee (DRC) (If yes, DRC Project Review Report attached):

☒ Yes ☐ No

MCDP&D Comments:

1. According to the Flood Boundary and Floodway Map published by the Federal Emergency Management Agency this site may be located within the federal flood insurance program's 100-year floodplain boundary. The municipality's permit administrator should be satisfied that the proposed development will meet the requirements of the National Flood Insurance Program in order for the municipality to maintain eligibility in the program and for the applicant to obtain flood insurance.
2. According to the town's woodland map, which was created using aerial photograph and field checking by town conservation boards or commissions, this site contains woodland. As much of this woodland as possible should be retained when developing this site. Trees add to the aesthetic appeal of a community and serve a number of functions such as: control erosion; reduce glare; provide shade, which lowers temperature; buffer noise; decrease air pollution; and block or divert winds. Also, any rare, horticulturally significant trees and trees with particular landscape value should be saved and methods of protecting them during construction should be included in the plans.

3. The Cobblestone House is designated as a Local Designation historic site. It is located at 4350 W. Ridge Road. Care should be exercised to ensure that this local historic resource is not adversely impacted by this proposal.

If you have any questions regarding this review, please contact me at (585) 753-2027 or solufsen@monroecounty.gov.

Attachment

xc: Development Review Committee
 Mark Petroski PE, Bergmann Associates, Inc.
 John L. DiMarco, II

PROJECT REVIEW REPORT
Monroe County Development Review Committee

May 17, 2007

Subject: Attachment to File GR07-27Z

The Monroe County Development Review Committee (DRC) has reviewed the subject application and has identified the following points that require appropriate action PRIOR TO SUBMISSION OF FINAL PLANS FOR APPROVAL.

(NOTE: The letter in parentheses following each comment identifies the DRC member listed at the bottom of the page making the comment. Questions should be addressed to the appropriate DRC agency.)

1. The Traffic Impact Report will need to be scoped and developed for this project for our review. Since the Southwestern Commons proposed development (south side of West Ridge Road) will need to analyze many of the same intersections, and since each of these two proposed projects will need to consider impacts from the other, we recommend that both parties work together to create one traffic impact report for both projects. (B)
2. The following agencies reviewed this project and have no comments. (A)
3. This project was not sent to the following agencies for review because it did not meet their review criteria. (C, D)

(A) - Monroe County Department of Health, David Cross, 753-5455

(B) - Monroe County Department of Transportation, Henry Herdzik, 753-7711

(C) - New York State Department of Transportation, David Goehring, 272-3300

(D) - New York State Department of Environmental Conservation, Peter Lent, 226-5390



Department of Environmental Services

Monroe County, New York

Maggie Brooks
County Executive

John E. Graham, P.E.
Director

June 4, 2007

Town Board of the Town of Greece
1 Vince Tofany Boulevard
Greece, New York 14618

**Re: Lead Agency Selection
Hampton Ridge Center Commercial Development
Monroe County Pure Waters
Northwest Quadrant Pure Waters District (NWQPWD)**

Monroe County Pure Waters (MCPW) has no objection to the Town Board of the Town of Greece assuming the Lead Agency status for the above referenced project. Consideration must be given to remove infiltration and inflow from the Town of Greece's existing sanitary collection system to offset additional sanitary flow into MCPW's sanitary interceptor sewer and treatment system from the proposed development.

Please feel free to call me at 753-7652, if you have any questions or comments. Thank you.

Sincerely,

Signature:

Name:

Kevin Quinn

Title:

Engineer – Pure Waters
MCPW – Office of Development Review

Agency Name
and Address:

Monroe County Pure Waters
Irondequoit Bay – South Central Pure Waters District
444 East Henrietta Road - Building 15
Rochester, New York 14620

RECEIVED
2007 JUN -7 PM 12:01
TOWN OF GREECE
DEVELOPMENT SERVICES

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

☒ Part 1

☐ Part 2

☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required; therefore **a CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Hampton Ridge Center

Name of Action

Town of Greece Town Board

Name of Lead Agency

John T. Auberger

Print or Type Name of Responsible Officer in Lead Agency

Town Supervisor

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

April 3, 2007

Date

PART 1-PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Hampton Ridge Center		
Location of Action (include Street Address, Municipality, and County) 4320 W. Ridge Road, Greece, Monroe		
Name of Applicant/Sponsor 4320 West Ridge, LLC	Business Telephone 585-272-7760	
Address 1950 Brighton Henrietta Town Line Road		
City/PO Rochester	State NY	Zip Code 14623
Name of Owner (if different)	Business Telephone	
Address		
City/PO	State	Zip Code
Description of Action Rezone 67.0451 acres at 4320 West Ridge Road from R1-12 Single Family Residential to BG – General Business consistent with recommendations of Town comprehensive plans.		

Please Complete Each Question. Indicate N.A. if not applicable.

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)
☒ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 67.0451± acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>10</u> acres	_____ acres
Forested	<u>56</u> acres	<u>15</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>0.4±</u> acres	<u>0.3±</u> acres
Water Surface Area	_____ acres	<u>2</u> acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.6±</u> acres	<u>25</u> acres
Other (Indicate type) <u>Open Space/Lawns</u>	_____ acres	<u>24.7±</u> acres

3. What is predominant soil type(s) on project site? (LaB) Lairdsville Silt Loam, (Lp) Lockport Silty Loam

- a. Soil drainage: ☐ Well drained _____ % of site ☒ Moderately well drained 50 % of site
☒ Poorly drained 50 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 67 acres (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

a. What is depth to bedrock? 3'-6' (in feet) **Monroe County Soils Report**

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 100 % ☐ 10-15% ___ %
☐ 15% or greater ___ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No (**per NYS OPRHP Website, but within Archeo Sensitive Area**)

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? 1.5' (in feet) **Monroe County Soils Report**

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?

☐ Yes ☒ No According to per NYSDEC/Federal List – No suitable habitat

Identify each species _____

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)

☐ Yes ☒ No If yes, describe _____

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No If yes, explain _____

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

15. Streams within or contiguous to project area: No

a. Name of Stream and name of River to which it is tributary N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

a. Name Unnamed Isolated Wetland

b. Size (In acres) 0.4±

17. Is the site served by existing public utilities? ☒ Yes ☐ No

a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No

b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6NYCRR 617? ☐ Yes ☒ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☒ Yes ☐ No (**Construction Debris Area Cleaned up, closure letter on file with NYSDEC.**)

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

a. Total contiguous acreage owned or controlled by project sponsor 67± acres.

b. Project acreage to be developed: 59.7 acres initially; 59.7 acres ultimately.

c. Project acreage to remain undeveloped 7.3± acres.

d. Length of project, in miles: N/A (if appropriate).

e. If the project is an expansion, indicate percent of expansion proposed N/A %.

f. Number of off-street parking spaces existing 0 ; proposed 2300 .

g. Maximum vehicular trips generated per hour 1846 (Saturday peak: 999 Enter, 847 Exit) (upon completion of project).

h. If residential, Number and type of housing units: N/A

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

i. Dimensions (in feet) of largest proposed structure <35' height; 150' width; 630' length. **Parapets 40'±**

j. Linear feet of frontage along a public thoroughfare project will occupy is? 1150± along Rt. 104 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N.A.
- a. If yes, for what intended purpose is the site being reclaimed? Balance Earthwork
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 52± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 12 months (including demolition).
7. If multi-phased: **N/A**
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No (**Rip Shale with heavy equipment**)
9. Number of jobs generated: during construction? 200; after project is complete? Estimated to employ 500-600 people.
10. Number of jobs eliminated by this project? 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project, or any portion of project, located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month? 6 tons.
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Mill Seat Landfill; location Riga, NY
- d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☒ Yes ☐ No
- e. If Yes, explain Recycled material (paper, plastic, glass)
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Natural Gas and Electricity
22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.
23. Total anticipated water usage per day 15,000± gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If yes, explain _____

25. Approvals Required: (See attached list of Potential Involved and Interested Agencies)

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Rezoning</u>	<u>4-3-07</u>

City, Town, Village Planning Board ☒ Yes ☐ No
 City, Town, Village Zoning Board ☐ Yes ☒ No
 City, County Health Department ☒ Yes ☐ No
 Other Local Agencies ☐ Yes ☒ No
 Other Regional Agencies ☒ Yes ☐ No
 State Agencies ☒ Yes ☐ No
 Federal Agencies ☒ Yes ☐ No

Site Plan

Sewer & Water Connections

Monroe County Planning Board

NYSDEC – SPDES & Sewer

NYSDOT – Road Cut

USACOE

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☒ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other

2. What is the zoning classification(s) of the site? **R1-12 Single Family Residential (12,000 sf lots)**

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Single Family Residences, about 4 lots acre

4. What is the proposed zoning of the site? **BG - General Business**

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

15% Maximum Building Coverage

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

BG - General Business; BP-2 Professional Office; RMH Multi-Family; R1-12, R1-18, R1-E Single Family

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? **Resubdivide 11 lots into 10±**

a. What is the minimum lot size proposed? **N/A**

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☒ Yes ☐ No

a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☒ No **Propose new signal at new entrance drive on Route 104. Add appropriate right turn lane. Internal connection to adjacent development.**

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are, or may be, any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name **Mark E. Petroski**, Date **4-3-07**

Signature _____ Title **Project Manager**

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

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Appendix H:

List of All Interested and Involved Agencies and Their Mailing Addresses

Generic Draft Environmental Impact Statement

Hampton Ridge Center Rezoning