

AS ACTED UPON DURING A DULY NOTICED OPEN MEETING OF THE TOWN BOARD OF THE TOWN OF HENRIETTA, COUNTY OF MONROE, STATE OF NEW YORK, HELD AT THE HENRIETTA TOWN HALL AT 475 CALKINS ROAD, HENRIETTA, NEW YORK ON MARCH 23, 2022 AT 6:00 P.M.

RESOLUTION #7-131/2022 To issue a SEQR Conditional Negative Declaration for the Lehigh Ridge project located at the southern ends of Authors Avenue and Nevins Road.

On Motion of
Councilmember Sefranek

Seconded by
Councilmember Bolzner

WHEREAS, the Town of Henrietta received an application from the property owner/developer, Lehrwood Estates, LLC (the "Application"), requesting to develop a subdivision under New York State Cluster Development Laws (New York State Town Law §278) on the lands located between the southern ends of Authors Avenue and Nevins Road and the northern edge of the New York State Thruway, bearing Tax Account Nos. 175.20-1-84, 175.20-1-85, 175.20-1-86, 176.17-1-25.12, 176.17-1-23.12, 176.17-1-22.2, 175.04-1-20, and 189.02-1-5 comprising a 69.48 +/- acre parcel of land (the "Property"), in compliance with the Residential R-1-15 Zoning District in which it is located; and

WHEREAS, on September 8, 2021 by Resolution #19-245/2021, the Town Board declared its intent to be the Lead Agency for the purposes of the New York State Environmental Quality Review Act (SEQR) and duly issued the required notices and information to the involved agencies; and

WHEREAS, greater than 30 days have since passed and the Town has received no objections to its intent to act as Lead Agency; and

WHEREAS, the developer held a neighborhood meeting on February 23, 2021 and the Town held a public presentation at the Planning Board meeting on March 16, 2021, a public hearing at the Planning Board meeting on September 21, 2021, and a public hearing at the Town Board meeting on October 13, 2021, to consider the Application, at which time all parties and citizens were afforded an opportunity to be heard or provide feedback; and

WHEREAS, the application was referred to and reviewed by Monroe County and the New York State Department of Transportation; and

WHEREAS, the Town Board has carefully considered and taken a hard look at all potential environmental impacts of the Project, carefully considering all documentary, testimonial, and other evidence presented to the Town Board and Planning Board prior to, at, and subsequent to the Public Hearings, together with any input from Town staff, Town traffic consultants, and any applicable advisory boards and agencies; and

WHEREAS, initially, the Town Board identified a number of potential moderate to large adverse impacts that may have merited mitigation, but which, after further analysis, project changes and/or conditions, have been mitigated so as to avoid any potentially significant adverse environmental impacts, including as follows:

1. A potential traffic impact on Nevins Road due to the lack of a sidewalk, which has been mitigated by the developer's offer to and the Town Board's condition requiring the developer to construct a sidewalk along Nevins Road between Lehigh Station Road and where the new development begins.
2. A potential traffic impact near Sherman Elementary School due to the potential of speeding, which has been mitigated by the developer's offer to and the Town Board's condition

requiring the developer to construct a minimum of one, with a maximum of two, speed table(s), or other similar traffic calming device(s) specified by the Town of Henrietta Department of Engineering and Planning, with applicable signage on Authors Avenue, said speed table(s) to be at a location or locations to be determined by the Planning Board during its review of the Project.

3. A potential impact from construction traffic on residential streets, which has been mitigated by the developer's offer to and the Town Board's condition requiring the developer to use a temporary construction entrance off of East Henrietta Road.
4. A potential impact relating to drainage along properties adjacent to the development, which has been mitigated by the developer's offer to and the Town Board's condition requiring the developer to design drainage so as to direct the runoff into storm sewers and towards the large wetlands to the west, taking it away from the existing properties, all to be specified during site plan / subdivision review by the Town of Henrietta Planning Board.
5. A potential impact relating to sound from the NYS Thruway, which has been mitigated by the developer's offer to and the Town Board's condition requiring the developer to construct natural sound barriers, such as berms, tree lines, and shrubbery/hedge rows in order to reduce the amount of Thruway noise that reaches the existing homes, all to be specified during site plan / subdivision review by the Town of Henrietta Planning Board.
6. A potential impact relating to the protection of open space, which has been mitigated by the developer's offer to and the Town Board's condition requiring the developer to reconstruct a portion of the Lehigh Valley Trail through the property, including dedication of open space area with trails to the Town of Henrietta.
7. A potential traffic impact at the intersection of Authors Avenue and Lehigh Station Road, which has been mitigated by the developer's offer to and the Town Board's condition requiring the developer to deposit with the Town funds equal to 1/3 of the cost of the installation of a traffic signal at said intersection, such that said funds may be used for the construction of a traffic signal should the same be warranted by NYSDOT; and

WHEREAS, in the opinion of the Town Board, all of the identified potential moderate to large adverse impacts have been addressed so as not to comprise potentially significant adverse environmental impacts, either through project changes or conditions as part of the Conditioned Negative Declaration, as identified above and therein; and

WHEREAS, the Town Board has completed Parts 2 and 3 of the EAF, which are attached hereto, and has carefully considered the information contained therein.

THEREFORE, BE IT RESOLVED, that the Henrietta Town Board is the Lead Agency for the project proposed by the property owner Lehrwood Estates, LLC.

BE IT FURTHER RESOLVED, that pursuant to SEQR, and based upon all considerations as set forth herein, the Town Board hereby adopts and approves the attached Part 2 of the EAF.

BE IT FURTHER RESOLVED, that based upon the information, documentation, testimony, and findings, and after examining the relevant issues by taking a hard look and engaging in reasoned elaboration, and based upon the conditions detailed, the Town Board hereby adopts Part 3 of the EAF, including the conditions set forth therein, and finds and hereby determines that the Project will not have a potentially significant adverse impact on the environment, and hereby issues a Conditional Negative Declaration.

BE IT FURTHER RESOLVED, that the Department of Engineering and Planning shall cause notice of the Conditional Negative Declaration ("CND"), including a summary of conditions, to be published in the ENB, and shall ensure all requirements at Section 617.12 of the SEQR regulations are met.

BE IT FURTHER RESOLVED, that the public be permitted to comment on the CND for a period of 30 days, beginning on March 24, 2022 and ending on April 26, 2022.

BE IT FURTHER RESOLVED, that the Town Board will consider any comments received relative to the CND at or after its April 27, 2022 meeting, and, at that time, will determine whether to finalize the CND.

Duly put to a vote:

Councilmember Sefranek	Aye
Councilmember Bolzner	Aye
Councilmember Page	Aye
Councilmember Bellanca	Aye
Supervisor Schultz	Aye

RESOLUTION ADOPTED

SEQR Determination for the Lehigh Ridge Subdivision

During the public hearings and Town Board deliberation as part of the SEQR and Special Use Permit approval process, the following potential adverse impacts were identified and presented to the developer. The developer proposed a remedy to mitigate each impact and those potential mitigations were discussed at subsequent public hearings.

1. The increased traffic down Nevins Road could create a potential adverse impact for pedestrians and children riding their bikes as Nevins Road currently has no sidewalks. The developer has offered to build a sidewalk along Nevins Road, per the Town's specifications.
2. The new traffic down Authors Avenue, due to the long straight section that would extend Authors Avenue under the power authority's transmission lines, could create a potential adverse impact due to motorists picking up speed through the straight section and then speeding past the elementary school. The developer has offered to build a table-top crosswalk, per the Town's specifications, at the intersection south of the elementary school in order to slow traffic down before it reaches the elementary school.
3. Construction vehicles traveling up and down the residential streets could create a potential adverse impact in terms of safety for motorists, cyclists, and pedestrians, as well as in terms of undue wear on the roads themselves. The developer has offered to build a construction entrance off of East Henrietta Road and has negotiated an agreement with the property owner between the proposed subdivision and East Henrietta Road to construct a temporary construction road alongside the rugby fields located there.
4. Water from the site of the proposed subdivision drains onto some of the existing properties along the edge of the proposed subdivision and the belief is that, without proper drainage, the additional runoff from the new impervious surfaces could create a potential adverse impact for those properties. The developer has proposed to design the drainage so as to direct all of the runoff into storm sewers and towards the large wetlands to the west, taking it away from the existing properties. This would not only divert any additional runoff from the new impervious surfaces but would also divert existing runoff such that the adjacent properties should be drier than they currently are.
5. There are hills and vegetation helping to reduce the amount of thruway noise that reaches the existing homes and the grading of the land and the potential clearing of the vegetation could create a potential adverse impact by increasing the thruway noise that reaches the existing homes. The developer has offered to create natural sound barriers, such as berms, tree lines, and shrubbery/hedge rows in order to reduce the amount of thruway noise that reaches the existing homes.
6. The increased traffic coming down Authors Avenue could exacerbate the traffic issues at the intersection of Authors Avenue and Lehigh Station Road creating an adverse impact, especially during prime school traffic hours. The developer has offered to pay their portion of a traffic light

to install at the intersection, but this cannot happen immediately, as described in more detail below.

During the public hearings, numerous residents in the area discussed how the intersection of Authors Avenue and Lehigh Station Road was problematic during the prime school traffic hours due to the presence of the Sherman Elementary School located on Authors Avenue. Between school busses attempting to turn onto Lehigh Station Road, the vehicles of parents dropping off or picking up their children from school, and school children crossing via crosswalks at the uncontrolled intersection, the consensus was that this intersection needed a traffic light to control the intersection. It was believed the light could remain green on Lehigh Station Road unless triggered by a vehicle entering the intersection, or a pedestrian pushing the crosswalk button, from Authors Avenue or the Green Clover Drive directly opposite Authors Avenue. It was believed by many at the public hearings that the addition of the new homes would exacerbate this issue.

The developer and the Town asked the New York State Department of Transportation to install a light, with a cost share picked up by the developer and the Town. The New York State Department of Transportation determined that the current traffic loads do not meet the warrants necessary to install a traffic light at the intersection. However, the traffic impact study submitted by the developer showed that once the buildout was complete for the new subdivision, the warrants for a new traffic light would be met. This was confirmed by the Town's traffic consultant as well as by the New York State Department of Transportation.

The Town asked that the light be installed now such that funds from the developer could mitigate the costs. As the developer's subdivision represents a 50% increase in the number of single-family homes, and thus would represent one-third of the total houses that would exit the housing tract onto Lehigh Station Road once the buildout is complete, the Town believed that the developer should pick up one-third of the cost of the light. However, the New York State Department of Transportation made it clear they would not install the light until the warrants were actually met, which would not happen until full build out.

To deal with this, the developer has proposed contributing their portion of the traffic light in the form of money in escrow, a letter of credit, or another form suitable to the Town, such that when the build out is complete, and thus the traffic warrants have been met, as established by the traffic impact study, the New York State Department of Transportation can authorize the installation of the traffic light, and the developer's funds will be used to offset the costs, with the remainder being picked up by a combination of the Town, School District, and/or New York State Department of Transportation.

As the first five potential adverse impacts have all been successfully mitigated, in the opinion of the Town Board, and the sixth potential adverse impact will be mitigated once the condition of the full build out has been met, it is the determination of the Henrietta Town Board to issue a Conditional Negative Declaration with regards to this Unlisted SEQR Action.



August 18, 2021

Town Board
Town of Henrietta
475 Calkins Road
Henrietta, New York 14467

**Re: Lehigh Ridge
Preliminary Subdivision Application
SEQRA Lead Agency Designation**

2728

Dear Board Members:

Today we submitted the preliminary subdivision application for the above referenced project, a proposed 113 single family lot residential subdivision on ± 69.5 acres. It is our understanding the Town of Henrietta intends to undertake a coordinated review of this Unlisted Action pursuant to 6NYCRR Part 617, the New York SEQR Act.

For the SEQR process to proceed, we request, on behalf of the applicant, that the Town of Henrietta Town Board declare their intent to be Lead Agency, and that they make this declaration at their next available meeting.

We have submitted a completed Part 1 Long Form EAF and plans for the proposed subdivision. We request upon the Town Board's declaration of intent on September 8th, the Town notifies the Involved Agencies of the Town Board's intent to be Lead Agency. If the Town requires any additional plans or other materials for their mailing, please contact our office.

We can be in attendance at the next available Town Board meeting if necessary to answer any questions concerning this request.

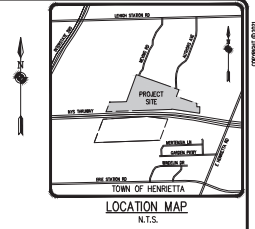
Sincerely,
BME ASSOCIATES



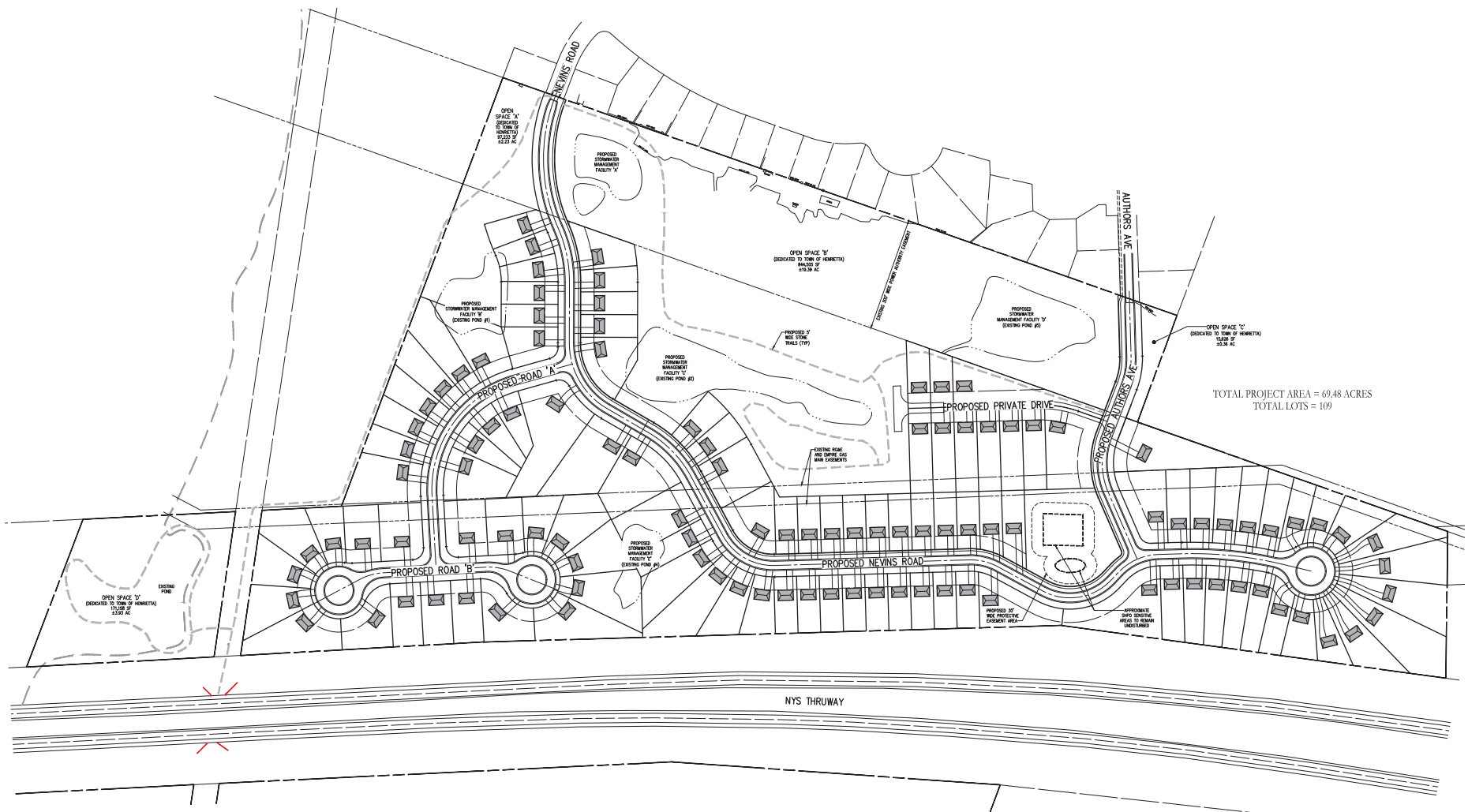
James G. Cretokos, P.E.

c: Bruce Howlett: Lehrwood Estates, LLC

PL:\2018\180601\180601\180601.dwg



DATE: 03/20/18
 DRAWN BY: J. WELLS
 CHECKED BY: J. WELLS
 PROJECT NO.: 180601
 SHEET NO.: 04



NOT TO SCALE
 THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DATA OR THE DESIGN OF THE SITE PLAN.

1	2	3	4	5	6	7	8	9	10

1	2	3	4	5	6	7	8	9	10

BME ASSOCIATES
 ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
 1000 W. HENRIETTA ROAD
 HENRIETTA, NY 14457
 TEL: 315.766.1100
 WWW.BMEASSOCIATES.COM

LEHIGH ROAD
 TOWN OF HENRIETTA, WARREN COUNTY, NEW YORK STATE
 PROJECT NO. 180601
 SHEET NO. 04

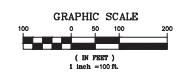
REVISED CONCEPT SITE PLAN
 PROJECT MANAGER: J. WELLS
 PROJECT ENGINEER: J. WELLS
 DRAWN BY: J. WELLS
 SCALE: AS SHOWN
 DATE DESIGNED: MARCH 20, 2018

DRAWING NO. 2728
 SHEET NO. 04

LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	PROPOSED LOT LINE
[Symbol]	CONTOUR
[Symbol]	SETBACK LINE
[Symbol]	EXISTING EASEMENT LINE
[Symbol]	PROPOSED EASEMENT LINE
[Symbol]	PERMITS OF WATER BODY
[Symbol]	WELLS
[Symbol]	PROPOSED 1/2" MAX STONE DUST WALL
[Symbol]	PROPOSED SURVEY POINT
[Symbol]	PROPOSED SURVEY MONUMENT

NOT APPROVED
 This plan has not received final approval of all regulatory agencies. The plan is subject to revision and all approvals are subject and should not be used for construction purposes.



PLANS, CONCEPT, PRELIMINARY, FINAL, AS SHOWN, 180601-04, 180601-05, 180601-06, 180601-07, 180601-08, 180601-09, 180601-10, 180601-11, 180601-12, 180601-13, 180601-14, 180601-15, 180601-16, 180601-17, 180601-18, 180601-19, 180601-20, 180601-21, 180601-22, 180601-23, 180601-24, 180601-25, 180601-26, 180601-27, 180601-28, 180601-29, 180601-30, 180601-31, 180601-32, 180601-33, 180601-34, 180601-35, 180601-36, 180601-37, 180601-38, 180601-39, 180601-40, 180601-41, 180601-42, 180601-43, 180601-44, 180601-45, 180601-46, 180601-47, 180601-48, 180601-49, 180601-50, 180601-51, 180601-52, 180601-53, 180601-54, 180601-55, 180601-56, 180601-57, 180601-58, 180601-59, 180601-60, 180601-61, 180601-62, 180601-63, 180601-64, 180601-65, 180601-66, 180601-67, 180601-68, 180601-69, 180601-70, 180601-71, 180601-72, 180601-73, 180601-74, 180601-75, 180601-76, 180601-77, 180601-78, 180601-79, 180601-80, 180601-81, 180601-82, 180601-83, 180601-84, 180601-85, 180601-86, 180601-87, 180601-88, 180601-89, 180601-90, 180601-91, 180601-92, 180601-93, 180601-94, 180601-95, 180601-96, 180601-97, 180601-98, 180601-99, 180601-100

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: Lehigh Ridge		
Project Location (describe, and attach a general location map): Nevins Road & Authors Avenue (North of NYS Thruway)		
Brief Description of Proposed Action (include purpose or need): The proposal is to subdivide ±69.5 acres of land for 113 single-family residential lots and ±26 acres of open space area. The project site consists of seven (7) existing adjoining tax parcels, which are zoned R-1-15 Residential and are categorized as Abandoned or Vacant Farmland in the Town of Henrietta Agricultural Development and Farmland Protection Plan. The properties are located on the north side of the NYS Thruway, and south of an existing subdivision served by Nevins Road and Authors Avenue.		
Name of Applicant/Sponsor: Lehrwood Estates, LLC		Telephone:
		E-Mail:
Address: 1112 East River Road		
City/PO: Avon	State: New York	Zip Code: 14414
Project Contact (if not same as sponsor; give name and title/role): Bruce Howlett		Telephone: 585-746-2122
		E-Mail: bhowlett@howlettfarms.com
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 (Open Space Area)	8/18/21
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board (Subdivision Approval)	8/18/21
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	MCWA (water) / MCPW (sanitary) / MCDOH (water, sanitary, realty sub)	8/18/21
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (SPDES general permit coverage)	8/18/21
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Remediation Sites:828037, NYS Heritage Areas:West Erie Canal Corridor	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Agricultural Development & Farmland Protection Plan (abandoned or vacant farmland)	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential R-1-15

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

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

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Monroe County Sheriff Office

c. Which fire protection and emergency medical services serve the project site?
Henrietta Fire District, Henrietta Volunteer Ambulance Inc.

d. What parks serve the project site?
Genesee Valley Greenway Trail

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? ±69.48 acres
 b. Total acreage to be physically disturbed? ±44 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±128.56 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? 113
 iv. Minimum and maximum proposed lot sizes? Minimum ±8500 sf Maximum ±36,500 sf

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated 2
 • Anticipated commencement date of phase 1 (including demolition) 11 month 2021 year
 • Anticipated completion date of final phase 12 month 2025 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____
N/A

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>51</u>	_____	_____	_____
At completion of all phases	<u>113</u>	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: Stormwater Management Ponds
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater Runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: 5,644,351 million gallons; surface area: 4.4 acres
 v. Dimensions of the proposed dam or impounding structure: Varies height; Varies length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Earth fill (available onsite)

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Existing man made ponds

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:
Some ponds to be filled in, others may be expanded, or used for stormwater management

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: _____
Existing pond perimeters to be seeded with grass

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: _____ 49,720 gallons/day

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

- Name of district or service area: Monroe County Water Authority (water district 52)
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

- Describe extensions or capacity expansions proposed to serve this project: _____
Extension of existing public mains into the property.
- Source(s) of supply for the district: MCWA

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: _____ 49,720 gallons/day

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

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

- Name of wastewater treatment plant to be used: Van Lare Wastewater Treatment Facility
- Name of district: Sanitary District 15
- 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

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 Approximately 5,560 feet of 8" PVC sanitary sewer and associated appurtenances to be installed within the project site

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

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

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

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

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

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 9.1 acres (impervious surface)
 _____ Square feet or 69.5 acres (parcel size)
- ii. Describe types of new point sources. Storm sewer pipes and swales
- 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)?
Onsite stormwater management facilities
- If to surface waters, identify receiving water bodies or wetlands: _____
n/a
- Will stormwater runoff flow to adjacent properties? Yes No

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

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

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

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

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

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

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (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 Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ n/a _____ Proposed _____ n/a _____ Net increase/decrease _____

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Extension of Nevins Road and Authors Avenue (see traffic impact study)

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: _____ 7am - 7pm _____
- Saturday: _____ 7am - 5pm _____
- Sunday: _____ n/a _____
- Holidays: _____ n/a _____

ii. During Operations:

- Monday - Friday: _____ n/a _____
- Saturday: _____ n/a _____
- Sunday: _____ n/a _____
- Holidays: _____ n/a _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Typical construction operations during allowed hours of operation _____

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

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

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

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

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

 • Operation: _____

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will 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): Meadow/brush; School

ii. If mix of uses, generally describe: _____

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	9.1	+ 9.1
• Forested	1.9	0.6	- 1.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	60.0	23.2	- 36.8
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	5.7	3.8	- 1.9
• Wetlands (freshwater or tidal)	1.9	1.9	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn/Landscape</u>	0	30.9	+ 30.9

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
 Emma E Sherman Elementary School (±2000')

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

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

 iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 828037
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): 828037
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ N/A feet

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

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

Hilton Loams	_____	50 %
Ontario Loams	_____	40 %
Churchville Silt Loams	_____	10 %

d. What is the average depth to the water table on the project site? Average: _____ N/A feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 90 % of site
 Poorly Drained 10 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 85 % of site
 10-15%: 15 % of site
 15% or greater: _____ % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland Approximate Size NYS Wetland (in a...)
- Wetland No. (if regulated by DEC) HR-20 _____

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

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Whitetail deer _____
 Small animals _____
 Birds _____

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

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

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

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

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

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

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

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

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on 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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

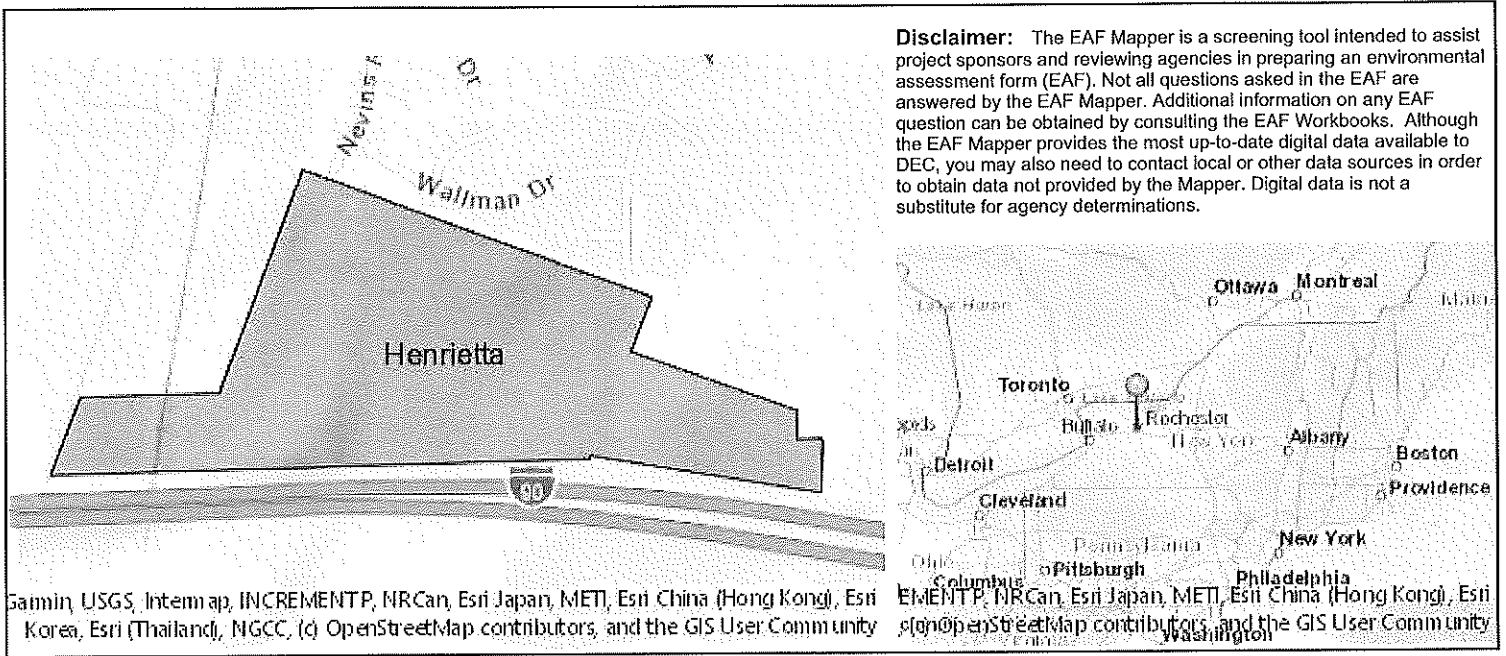
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name LEHRWOOD ESTATES, LLC Date 8/17/21

Signature Aaron Byler - BME Associates Title DESIGN ENGINEER
 (Agent for LEHRWOOD ESTATES)



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediation Sites:828037, NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	828037
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	828037
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):123.7
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	HR-20

E.2.m.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
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

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

Agency Use Only [If applicable]
Project : Lehigh Ridge
Date : March 23, 2022

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

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

Tips for completing Part 2:

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

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

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

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

l. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater NO YES

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

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

5. Impact on Flooding NO YES

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

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

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

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

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

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

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

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

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

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

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

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

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

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

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

Project : Lehigh Ridge Subdivision

Date : March 23, 2022

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

Please refer to attached Part 3 SEQR Reasoned Elaboration relating to the Negative Declaration for the Proposal known as Lehigh Ridge Subdivision in the Town of Henrietta, NY (Monroe County). Please also refer to the Conditions set forth therein, which are a part of this Conditional Negative Declaration. The attached Reasonable Elaboration and Conditions are explicitly incorporated herein and made a part hereof. This Conditional Negative Declaration shall be subject to public comment for 30 days, beginning on March 24, 2022, and ending on April 26, 2022.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
(please see the attachments, include the reasoned elaboration)

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

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

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

Please refer to attached Part 3 SEQR Reasoned Elaboration relating to the Negative Declaration for the Proposal known as Lehigh Ridge Subdivision in the Town of Henrietta, NY (Monroe County), which includes and sets forth the conditions a part of this conditional negative declaration.

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

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

Name of Action: Lehigh Ridge Subdivision

Name of Lead Agency: Henrietta Town Board

Name of Responsible Officer in Lead Agency: Stephen L. Schultz

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency: 

Date: 3/23/2022

Signature of Preparer (if different from Responsible Officer)

Date: March 23, 2022

For Further Information:

Contact Person: Christopher E. Martin, P.E.

Address: P.O. Box 999, 475 Calkins Road, Henrietta, NY 14467

Telephone Number: (585) 359-7070

E-mail: cmartin@henrietta.org

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

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

Other involved agencies (if any)

Applicant (if any)

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

PRINT FULL FORM

SEQR Part III EAF Reasoned Elaboration Narrative Relating to the Conditional Negative Declaration for the Proposal known as Lehigh Ridge Subdivision (the “Project”)

1. Impact on Land:

- a. The depth to the water table is greater than 3 feet, and thus there will be no potential impact from construction or development of the property as a result of the presence of groundwater. The presence of the existing non-regulated man-made ponds pose no impact as the single-family homes have been designed upland of the existing ponds to remain. All ponds located on the site after construction will have engineered outlet structures and will be part of the project’s stormwater management design, controlling the ponding water level.
- b. The project site does contain some areas with existing slopes greater than 15%, however most are manmade from previous land grading activities for the Belfrey Golf Course construction. Construction activities for the proposed subdivision within slope areas greater than 15% will be completed with appropriate stabilization measures as outlined by the New York State Standards and Specifications for Erosion and Sediment Control.
- c. There are no bedrock outcroppings on site nor is bedrock expected to be encountered within five feet of the surface.
- d. There is no potential impact as a result of excavation and removal of soil from the site. The EAF Workbook is clear that this question pertains to a minimum 12 months of successive soil removal and for operations such as mining. The Workbook also specifically identifies as a small impact any excavation and removal of material during the construction phase of the project. The project will likely result in the export of excess topsoil material, but it will be a short finite duration activity completed with the completion of house construction on-site. The clearing and grading construction will be completed per the Town of Henrietta requirements, and the NYSDEC Standards and Specifications for Erosion and Sediment Control Practices. The appropriate design, notes, and details are provided on the plans.
- e. The project will include construction in multiple phases, which will occur over several years. To mitigate the impact on the existing neighborhood north of the project site, the applicant has obtained an agreement with the property owner to the west of the development site to allow for a temporary construction access drive to be installed and utilized during construction. This access will reduce construction vehicles from routing through the existing subdivision to access the construction site. The property also includes an existing 300 foot wide easement which will be open space within the proposed development located along the northern property limits which providing a buffer between the existing neighborhood and the proposed construction.
- f. The project will have no to a small impact concerning soil erosion and the potential for impacts from construction are minimal. The site does contain slopes greater than 15% but the soil survey indicates that the soils present on site are not highly erodible. From site observation there is no current evidence of soil erosion. The development of the site will include the implementation of a construction erosion control plan and stormwater pollution prevention plan (SWPPP), prepared per municipal and NYSDEC standards and regulations. Implementation of the SWPPP reduces the potential impacts of erosion from the construction activity. The EAF Workbook identifies implementation of a SWPPP and controlling runoff from the new impervious surfaces are projects that will likely have a small impact.
- g. The project is not located within a Coastal Erosion hazard area.

2. Impact on Geological Features:

The project site does not contain any unique geologic features or National Natural Landmarks as defined within the EAF Workbook. As such, the answer to this question is "no" and thus there is no impact.

3. Impact on Surface Water:

- a. The project will create one new stormwater management pond with the improvements, designed in accordance with the NYSDEC requirements. This stormwater facility will be a component of the projects SWPPP and contribute to the necessary water quality treatment for the development.
- b. The project site contains 7 existing man-made non-jurisdictional ponds which were created as part of the construction of the Belfrey Golf Course. The improvements to the site involve modification to 4 of the existing ponds, removal of 2 of them, and no disturbances to the remaining 1. All existing ponds located at the site have been determined to be non-jurisdictional per the NYSDEC and USACOE, and all ponds to remain will be utilized as components of the projects SWPPP and contribute to the necessary water quality treatment for the development.
- c. There are no regulated water bodies or wetlands on the site, thus there is no impact as no earthwork activity affects regulated water bodies.
- d. There are no regulated water bodies or wetlands on the site, thus there is no impact as no earthwork activity affects regulated water bodies.
- e. The project will not involve any disturbance to a regulated water body or stream that would result in turbidity within the water body. The project will include implementation of a construction erosion control plan and a project SWPPP for the duration of construction. These practices are designed per municipal and NYSDEC standards and will prevent erosion from the construction activity thus limiting the potential for impacts to any the un-regulated ponds on site or downstream areas. Given the implementation of the SWPPP and the anticipated short duration of construction, there is no to small potential impact.
- f. No water intake facility is proposed with this project. Water supply will be provided via the public water system of MCWA to be extended through the proposed development. Thus, there is no impact.
- g. The project does not involve the discharge of wastewater to any surface water bodies. All wastewater will be collected and conveyed by a proposed dedicated sanitary sewer system which will connect to the existing Town of Henrietta sanitary sewer.
- h. There is no to small potential impact as defined by the EAF Workbook. The project will be of a short construction duration and will include the preparation and implementation of a SWPPP. NYSDEC regulations require that the SWPPP address water quality during and after construction. This project will include a construction erosion control plan consisting of silt fence, siltation basins, inlet structure protection, stabilized construction access roads and maintenance. The post-construction facilities will include a new stormwater management pond, existing ponds equipped with new outlet control structures, and bio-retention practices located

throughout the site. All features are designed per the NYSDEC Stormwater Design Manual and the NYSDEC Manual for Sediment and Erosion Control.

- i. There is no to small potential impact as defined by the EAF Workbook. The project will be of a short construction duration and will include the preparation and implementation of a SWPPP . There are no regulated water bodies on site, and the man made ponds to remain, the new stormwater management facility, and the proposed bio-retention practices are components of the development's SWPPP which are designed to control water quality during and after construction. As a result of the design and implementation of the SWPPP, the project will have no to small potential impact upon receiving downstream waters.
- j. The project does not propose the use or application of pesticides or herbicides for the construction activities. The project also does not propose the use of phosphorus containing fertilizers. Future homeowners may choose to utilize these treatments, however the EAF Workbook states individual residential use may only have a small impact.
- k. The proposed action does not include the construction of new, or require the expansion of existing wastewater facilities. All wastewater will be collected with a proposed sanitary sewer system which will connect to the existing Town of Henrietta system and be treated within the Monroe County Pure Waters system. Capacity exists within the existing system for the projected project wastewater flow.

4. Impact on Groundwater:

- a. No impact as the project will be served by the MCWA public water supply.
- b. The proposed water supply demand of 49,720 gpd can be provided by MCWA. Adequate supply and pressure are available in the public mains along Nevins Road and Authors Avenue, which will be extended through the proposed development.
- c. The proposed action is a single-family residential subdivision use which will be served by public water and sewer.
- d. The proposed action will not discharge wastewater to the ground or groundwater. The project will be served by public sewer in conformance with the Monroe County Sewer Use Law.
- e. No impact as the project does not propose construction of water supply wells. The project will be served by public water.
- f. There is no impact as the project, a single family residential subdivision, will not involve the bulk storage of petroleum or chemical products over an aquifer, and the area is served by public water.
- g. The project site is not located within 100' of a potable water or irrigation source. The project will be served by public water.

5. Impact on Flooding:

The project site does contain a designated 100 year floodplain located in the southwest corner of the property, however no disturbance or construction improvements are proposed within or

immediately adjacent to its limits. The site was also reviewed by the NYSDEC and USACOE and no jurisdictional wetlands were identified within the proposed development area and all existing water bodies were determined to be non-jurisdictional. All existing water bodies on site were man made in approximately 2001 for the Belfrey Golf Course construction.

Storm water runoff for the post-development condition will generally maintain the current site drainage pattern, which is to discharge runoff to the northwest corner of the property. The project does include drainage improvements within existing 300 foot easement for the overhead power lines along rear of the northern adjacent properties to convey water more effectively away from these existing properties. All existing and proposed ponds located within the property will be utilized as part of a comprehensive stormwater management design with engineered outlet structures to control detention time and discharge rates. This is all documented within the storm water management plan provided in the submitted Engineer's Report.

Though we answered the question "no" based upon the above, we will provide responses to the sub-questions for #5 Impact on Flooding.

- a. The project does not propose development within a floodway; the project site does not contain a floodway.
 - b. The project does not propose development within the 100-year floodplain. The project site does contain a designated 100-year floodplain in the southwest corner of the property, however no development or disturbance of this area is proposed.
 - c. The project does not propose development within the 500-year floodplain. The project site does contain a designated 500-year floodplain in the southwest corner of the property. This area is consistent with the designated 100-year floodplain limits and will not be developed or disturbed.
 - d. The project generally maintains the existing storm water runoff patterns. The project design will use site grading and storm sewers to maintain the current south to north and east to west drainage patterns generally conveying all runoff from the property to the northwest corner where a majority of the site currently drains, ultimately reaching Red Creek to the west of the property. Runoff currently directed to the pond at the northeast corner of the site will be rerouted to the northwest discharge point, to reduce poor draining areas along the existing properties to the north of the site near Authors Avenue. Stormwater control facilities are located throughout the site as the project proposes to utilize existing and proposed ponds with engineered outlet structures as part of the stormwater management design for the project.
 - e. The project development will not change floodwaters on site. The project will include a stormwater management plan to collect, convey, and detain stormwater runoff. As a result, the post-development runoff will be attenuated to the pre-development runoff rates for the design storms analyzed. Thus, discharge of runoff downstream will not result in the potential to change floodwater flows to downstream receiving waters. Thus, there is no impact for the potential for increasing flooding.
 - f. The project site does not contain a dam, nor is one proposed. No impact.
6. Impact on Air:

The proposed project will not include a NYS regulated air emission source as defined by Article

19 of ECL (Environmental Conservation Law).

7. Impact on Plants and Animals:

The proposed project does not contain habitat for endangered or threatened species, flora or fauna as identified through the NYSDEC EAF mapper. The project site contains no vegetation of value as its primary make up is scrub brush and secondary successional growth. The site has previously been disturbed through the development of the Belfrey Golf Course, which included clearing and land grading across the entire property. Vegetation currently existing on site is primarily successional growth occurring over the past 20 years due to inactivity of the golf course or maintenance of the property.

The +/-69.5 acres site is not part of any larger woodlot or habitat area. It is bordered by a residential subdivision and overhead transmission power lines to the north, a developed commercial property to the west, the NYS Thruway to the South, and athletic fields to the east. Thus, there is no potential impact to plants or animals identified with this property and project.

8. Impact on Agricultural Resources:

The proposed project will have no impact on agricultural resources as the project site currently is not an agricultural use. Also, there are no surrounding lands that are in agricultural use, thus development of this site will not cause fragmentation of or prohibit use of adjoining agricultural uses, as none currently exist. The Town of Henrietta Agricultural & Farmland Protection Plan identifies the property as “abandoned or vacant farmland” and it is not considered a Priority Farmland Area for protection. The lands surrounding the property have all been developed.

9. Impact on Aesthetic Resources:

The proposed project will have no impact on aesthetic resources. The proposed use is a residential subdivision which is consistent with the current zoning and with nearby properties. A portion of the Lehigh Valley Trail routes through the site along the western limits, however this trail will be maintained and the portion within the project area will be improved with a new surface treatment.

10. Impacts on Archeological Resources:

- a. The project site is located within an archaeologically sensitive area and does contain one identified archeological site. The applicant has coordinated with the NY State Historic Preservation Office (SHPO) to determine the location of the resource which consists of an old foundation and outbuilding associated with a drummer boy from the revolutionary war. The identified area will be protected from disturbance during construction, have a protective easement placed over it, and offered to the Town for dedication as part of the open space areas provided. Per SHPO the remainder of the project area will not require further site investigations given the previous studies completed for the entire property with the Belfrey Golf Course development, which also included mass grading throughout the property. Since the existing identified resources will be protected during and after construction there are no additional potential impacts to archeological resources with the proposed development.
- b. See response to 10a. The existing archeological site known to occur within the project area is already included in a designated sensitive area by SHPO, which will be protected from

disturbance during and after construction. This is the only identified archaeological resource identified by SHPO within the project area and since it will be protected no impacts will occur.

- c. See response to 10a. & 10b.
- d. No response required.
- e. The proposed action will not result in any disturbance or destruction to the identified resource as the applicant has worked with their archeological consultant and the NYS Historic Preservation Office to determine the limits of the resource and place it within a protective easement as represented on the revised Concept Site Plan. The terms of the protective easement are those as specified by SHPO and will be provided to the Town of Henrietta.

11. Impact on Open Space and Recreation:

The project does not result in the loss of a designated open space resource or recreational opportunity as identified by any adopted plan, study, or code of the municipality. The applicant intends to dedicate approximately 26 acres of open space located outside of the proposed single family home lots. This dedicated land will provide additional open space and recreational opportunities to the existing nearby residents and other members of the community including an internal trail network and connection to the Lehigh Valley Trail. The proposed action will also result in the dedication of land to the Town for the Lehigh Valley Trail segment through this area, thus solidifying this community recreation amenity.

12. Impact on Critical Environmental Area:

The project site does not lay within nor adjoins a CEA as designated by NYSDEC or other government entity.

13. Impact on Transportation:

- a. The applicant completed a Traffic Impact Study for the proposed development at the Town of Henrietta's request, studying 4 intersections along Lehigh Station Road within the project vicinity, including the Middle Road, Nevins Road, Authors Avenue, and East Henrietta Road. The study evaluated the capacity of the existing road network and any potential impacts which may result from the proposed residential development. The Traffic Impact Study was submitted to the NYSDOT for review and coordination, given that the Project fronts on a State Road. The NYSDOT concluded that "...we do not believe this development will have a significant impact on the surrounding roadway network." Nonetheless, certain mitigation and conditions, as detailed below, will be required given the potential impacts (detailed below) that have been identified via the Traffic Impact Study.
- b. The proposed development does not include construction of any paved parking area for 500 or more vehicles, thus there is no impact.
- c. The proposed development will not degrade existing transit access, thus there is no impact.
- d. The proposed development will include reconstruction of a portion of the Lehigh Valley Trail through the property and include dedication of open spaces area with trails to the Town of Henrietta. The applicant will also be required to construct a sidewalk along Nevins Road

between Lehigh Station Road and where the new development begins. These improvements will improve pedestrian and bicycle accommodations in the project vicinity, thus there is no impact.

- e. The proposed development will not alter the present pattern of movement of people or goods, thus there is no impact.
- f. Although the NYSDOT did not identify significant material negative impacts to the existing road network within the Project vicinity, the Town of Henrietta has identified the existing Authors Avenue and Lehigh Station Road intersection as a potential area of concern given the current background traffic existing today, including the location of the Sherman Elementary School on Authors Avenue and the traffic and activity associated therewith. The Town requested a signal warrant analysis of the Authors Avenue & Lehigh Station Road intersection and a preference to have a new traffic signal installed at this location. Notably, the public school on Authors Avenue creates temporary short-term delays on Authors Avenue during drop-off and pick up periods.

The NYSDOT assessed the intersection and determined that it does not currently support the installation of a traffic signal there, all as stated in detail in their letter dated February 3, 2022, wherein the NYSDOT provided that “Based on this analysis we do not concur a signal should be installed at this intersection.”

However, the NYSDOT did appear to indicate that a traffic signal could be warranted at the intersection in the future, perhaps as the Project approaches full build out. The Town, in coordination with its consultant, believes that a traffic signal will be warranted upon full build out. As such, given that the Project will represent an approximate 50% increase in single family homes in the area of the intersection (and, thus, 1/3rd of the total number of the homes in the area upon full build out), as a condition of this Negative Declaration, the Town will require that the applicant pay into escrow (or set aside in another secure manner approved by the Town, such as via a bond) an amount equal to 1/3 of the cost to install a traffic signal at the subject intersection – this being viewed as the applicant’s proportionate share of the cost given the existing traffic and school activity currently present at the intersection and given the Project’s contribution of additional traffic.

The amount of the 1/3 contribution (the “Project Contribution”) will be determined by the Town based upon an engineering estimate by the Town and shall be paid by the developer prior to the issuance of any building permits for the construction of the homes associated with the Project. As the Project approaches full build out, or sooner if the Town so determines, the Town will again approach the NYDOT for its concurrence relative to the installation of a traffic signal. Should the NYDOT then concur that a traffic signal is warranted, as is expected, the Project Contribution will be utilized towards the cost of the installation of a traffic signal. Any portion of the Project Contribution not utilized within 10 years from the date of deposit, or after the traffic signal installation is complete, whichever occurs first, will be returned to the developer.

The Project Contribution thus will act to mitigate the potential adverse impact of delays at the subject intersection upon full build out by securing the developer’s share of the cost to construct a traffic signal to mitigate such delays.

The lack of sidewalks along Nevins Road between the project site and Lehigh Station Road is a concern given the increased traffic to be generated by the Project, including pedestrian traffic.

As such, as another condition of this Negative Declaration the applicant will be required to construct sidewalks along Nevins Road between Lehigh Station Road and where the new development begins, as well as to construct a minimum of one, with a maximum of two, speed table(s) with applicable signage on Authors Avenue, said speed table(s) to be at a location or locations to be determined by the Planning Board during its review of the Project. The installation of the speed table(s) as well as the sidewalks will mitigate the potential adverse impacts associated with additional traffic to be generated from the Project.

Additionally, the applicant has secured a separate construction access to the property from East Henrietta Road, such that no construction traffic will utilize the existing neighborhood streets of Nevins Road or Authors Avenue to access the project site when active construction is underway.

Given the conditions and mitigations set forth herein, there will not be any potentially significant adverse impacts related to traffic.

14. Impact on Energy:

- a. The proposed project is a residential development in an already suburbanized area serviced by available public infrastructure to be extended through the development, thus there is no impact.
- b. Rochester Gas and Electric has confirmed power is available at the project site to serve the proposed development, thus there is no impact.
- c. The project demand will not exceed 2,500 MW hours per year per review with the applicant.
- d. The proposed buildings are single family residential homes which is far below the 100,000 SF threshold of this question, thus there is no impact.

15. Impact on Noise, Odor and Light:

- a. The potential impact from noise is small as defined by the EAF Workbook as it will be temporary and short duration as it will only occur during construction. The residential use will not be noise generators above ambient or regulated levels. The project's noise levels will also not be greater than the ambient noise level of the adjacent NYS Thruway immediately to the south of the project site.
- b. No blasting is proposed for any part of construction, thus there is no impact.
- c. The proposed use is for single family residential home and does not propose any commercial or manufacturing processes that would generate unregulated odors. Thus, there is no impact.
- d. No street lights are proposed for this subdivision.
- e. No street lights are proposed for this project.
- f. There are hills and vegetation helping to reduce the amount of thruway noise that reaches the existing homes in the area, and the grading of the land and the potential clearing of the vegetation could create a potential adverse impact by increasing the thruway noise that reaches the existing homes. The developer will also create natural sound barriers, such as berms, tree

lines, and shrubbery/hedge rows in order to reduce the amount of thruway noise that reaches the existing homes.

16. Impact on Human Health:

The project will have no impact on human health as the project will not result in potential impacts from exposure to hazardous substances and contaminants. These sites that have been identified by NYSDEC are not on site or within 2000' of the project site. A former remediation site is located on the property immediately to the west of the property, however the NYSDEC Environmental Site Remediation Database indicates no environmental problems associated with hazardous waste disposal were document at the site.

In addition, the proposed project will not generate any chemicals or contaminants that will threaten human health. All materials used or stored on site will be governed by the NYS Building and Fire Code and NYSDEC. All necessary permits and procedures will be implemented as required by the NYSDEC and the Town Fire Marshal.

17. Consistency with Community Plans:

The proposed project is consistent with the Town's Zoning ordinance and the Town's Comprehensive Plan. Both identify the property as a Residential zone/use, which is consistent with the dominant land use and zoning in this area. The project plans have been prepared in conformance with the Zoning code, and no variances are required. Thus, there is no impact to Community Plans.

18. Consistency with Community Character:

The proposed project is consistent with the community character within this portion of the Town of Henrietta. The proposed subdivision will connect to Authors Avenue and Nevins Road where existing road stubs have been in place since the construction of the subdivision to the north to support future residential homes located within the proposed project site. The site is bordered by a residential subdivision and overhead transmission power lines to the north, a developed commercial property to the west, the NYS Thruway to the South, and athletic fields to the east. The construction of single-family residential homes is not out of character, as they are the predominate land use in this area of the Town. Thus, the proposed use is consistent and thus should not have an impact on community character.

Conditions of the Conditional Negative Declaration for the Proposal known as Lehigh Ridge Subdivision

1. The construction by the developer of a sidewalk (except for any design and preparation work performed by the Town at its sole discretion, with any out-of-pocket costs therefore being the responsibility of the developer) along Nevins Road between Lehigh Station Road and where the new development begins, all as more specifically detailed by the Planning Board during its review of the Project.
2. The construction by the developer (except for any design and preparation work performed by the Town at its sole discretion, with any out-of-pocket costs therefore being the responsibility of the developer) of a minimum of one, with a maximum of two, speed table(s), or other similar traffic calming device(s) specified by the Town of Henrietta Dept. of Engineering and Planning, with applicable signage on Authors Avenue, said speed table(s) to be at a location or locations to be determined by the Planning Board during its review of the Project.
3. The use of a temporary construction entrance by the developer off of East Henrietta Road between the proposed subdivision and East Henrietta Road, all as specified by the Town Planning Board.
4. The developer is to design drainage so as to direct the runoff into storm sewers and towards the large wetlands to the west, taking it away from the existing properties, all to be specified during site plan / subdivision review by the Town of Henrietta Planning Board.
5. The developer is to construct natural sound barriers, such as berms, tree lines, and shrubbery/hedge rows in order to reduce the amount of thruway noise that reaches the existing homes, all to be specified during site plan / subdivision review by the Town of Henrietta Planning Board.
6. The developer is to reconstruct a portion of the Lehigh Valley Trail through the property, including dedication of open spaces area with trails to the Town of Henrietta, all as to be specified by the Planning Board during its review of the Project.
7. The developer is to make payment into escrow (or set aside in another secure manner approved by the Town, such as via a bond) of an amount equal to 1/3 of the cost to install a traffic signal at the intersection of Authors Avenue and Lehigh Station Road – this being viewed as the applicant’s proportionate share of the cost given the existing traffic and school activity currently present at the intersection and given the Project’s contribution of additional traffic. The amount of the 1/3 contribution (the “Project Contribution”) will be determined by the Town based upon an engineering estimate by the Town and shall be paid by the developer prior to the issuance of any building permits for the construction of the homes associated with the Project. As the Project approaches full build out, or sooner if the Town so determines, the Town will again approach the NYDOT for its concurrence relative to the installation of a traffic signal. Should the NYDOT then concur that a traffic signal is warranted, as is expected, the Project Contribution will be utilized towards the cost of the installation of a traffic signal. Any portion of the Project Contribution not utilized within 10 years from the date of deposit, or after the traffic signal installation is complete, whichever occurs first, will be returned to the developer.

This Conditional Negative Declaration shall be subject to public comment for 30 days, beginning on March 24, 2022, and ending on April 26, 2022.