



TOWN OF HENRIETTA
County of Monroe
State of New York

475 Calkins Road, Rochester, NY 14623
(585) 334-7700 • www.henrietta.org

TOWN OF HENRIETTA
APPLICATION TO TOWN BOARD
- SPECIAL USE PERMIT -

Appeal No. SP-2023-006
Date 2/1/23

Applicant: Passero Associates

Name

Email

242 West Main Street

Rochester

NY

14614

No. & Street

City

State

Zip Code

Phone Number

Business Owner: Michael Spoleta

Name

Email

7 Van Auker Street

Rochester,

NY

14608

No. & Street

City

State

Zip Code

Phone Number

Business Name: Spoleta Construction / La Quinta by Wyndham

Business Address: 7 Van Auker Rochester, NY 14608

No. & Street

City

State

Zip Code

Property Owner: 2695 Commercial LLC

Name

Email

7 Van Auker Street

Rochester, NY

14608

No. & Street

City

State

Zip Code

Phone Number

Architect/Engineer: Passero Associates

Name

Email

242 W. Main St. S100 Rochester, NY 14614

No. & Street

City

State

Zip Code

Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:

Fair Avenue Henrietta, NY 14467

No. & Street

City

State

Zip Code

176.05-1-59.23

Tax Map No.

Commercial B-1

Zoning District

If property is under a purchase option, indicate date option expires: _____

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: VI Section: 295 Subsection: 14 Paragraph: B of the Zoning Ordinance.

Description of Proposal: Proposed 84 Bed Hotel use in a commercial district.

Multiple Dwelling Applications – Dwelling Units per Acre: _____

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b)

Yes

No

Printed Name: Michael Spoleta

Signature: *Michael Spoleta*

J. Fried
Received By

3/8/23
Date of Meeting*
(unless rescheduled)

TBD
Time

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.



TOWN OF HENRIETTA
County of Monroe
State of New York

475 Calkins Road, Rochester, NY 14623
(585) 334-7700 • www.henrietta.org

TOWN OF HENRIETTA
APPLICATION TO TOWN BOARD
- SPECIAL USE PERMIT -

Appeal No. SP-2023-007
Date 2/1/23

Applicant: Passero Associates

Name: _____ Email: _____
242 West Main Street Rochester NY 14614 _____
No. & Street City State Zip Code Phone Number

Business Owner: Michael Spoleta

Name: _____ Email: _____
7 Van Auker Street Rochester, NY 14608 _____
No. & Street City State Zip Code Phone Number

Business Name: Spoleta Construction

Business Address: _____
7 Van Auker Rochester, NY 14608
No. & Street City State Zip Code

Property Owner: Spoleta Construction

Name: _____ Email: _____
7 Van Auker Street Rochester, NY 14608 _____
No. & Street City State Zip Code Phone Number

Architect/Engineer: Passero Associates

Name: _____ Email: _____
242 W. Main St. S100 Rochester, NY 14614 _____
No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:

Fair Avenue Henrietta, NY 14467
No. & Street City State Zip Code
176.05-1-59.23 Commercial B-1
Tax Map No Zoning District

If property is under a purchase option, indicate date option expires: _____

Under the Zoning Ordinance, a Special Permit is requested pursuant to:

Article: VI Section: 295 Subsection: 18 Paragraph: _____ of the Zoning Ordinance.

Description of Proposal: Proposed Hotel where the building height exceeds code.

Requesting a maximum building height of 60 feet.

Multiple Dwelling Applications – Dwelling Units per Acre: _____

Does this exceed allowed amount per Henrietta Code §295-13[E](1)(b) Yes No

Printed Name: Michael Spoleta

Signature: *Michael Spoleta*

D. Fried
Received By

3/8/23
Date of Meeting*
(unless rescheduled)

TBD
Time

*A meeting date will be assigned when applications are turned in but if the application is deemed incomplete, it will not be scheduled and the Applicant will be notified.

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Passero Associates (Agent)

By: Jess Sudol

Title: President

Dated: 2/1/2023

Signed: 

Owner: 2695 Commercial LLC

By: Michael Spoleta

Title: Manager

Dated: 2/1/2023

Signed: 

1900 Bausch & Lomb Place
Rochester, New York 14604
P 585.987.2800 F 585.454.3968



ATTORNEYS
woodsoviatt.com

1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716.854.5100

pprov

Writer's Direct Dial Number: [REDACTED]

Writer's Direct Fax Number: [REDACTED]

Email: [REDACTED]

February 1, 2023

Town Board
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

Re: Proposed Hotel – vacant land, Fair Avenue, Tax Acct. No. 176.05-1-59.23
Request special use permit reapproval for use and height

Dear Town Board Members:

This office represents Fairview Hotel Group, LLC, an affiliate of Spoleta Construction, in connection with the proposed construction of a four-story hotel on a vacant parcel on Fair Avenue in the Town of Henrietta behind the Town library. As you may recall, on February 13, 2019, the Board granted special use permit approvals to allow the construction of a four-story hotel with approximately 127 rooms and to allow the height to be 53 ft. As a result of impact of the Covid pandemic on the hotel industry and the proposed hotel project, the hotel project stalled and the approvals expired. Conditions have improved and Spoleta is now prepared to move ahead with the hotel project, with some modifications required. This letter is submitted as part of our application requesting special use permit re-approval for the hotel project, as detailed further below.

PROPERTY

The proposal is to construct the four-story hotel in the same location, a 4 acre parcel near the Dome, behind the Town library on Fair Avenue. The vacant parcel is one of two vacant parcels, zoned Commercial B-1, remaining after the purchase and redevelopment of the original Dome property by several developers including, Spoleta Construction. The building will sit over 500 ft. from Calkins Road, with the remaining parcel on Calkins Road remaining for future development. Over the past several years, development has been approved and occurred in the surrounding area, including the construction of new multifamily residential, renovation and operation of the Dome, and construction of the Town library on land donated to the Town by the developer.

Letter to Town of Henrietta Town Board
Re: Special Use Permit Application
February 1, 2023
Page 2

PROPOSED HOTEL

The current proposal is largely similar to the original proposal. We are requesting approval to allow construction of the same four-story hotel. However, the hotel will be smaller, with a reduction in the overall site disturbance from 3.8 acres to approximately 3.0 acres. As approved in 2019, the hotel was planned as a dual-brand Wyndham hotel with approximately 127 rooms. The program has changed. The proposal is now to construct a Wyndham hotel with approximately 84 rooms under the La Quinta by Wyndham brand. The hotel will include a pool, conference room, laundry and other amenities. The height will remain four stories, consistent with original plans. The architectural design requires a maximum height of 60 ft. for the design, while maintaining the fourth-story height. The site plan has been adjusted to reflect the smaller footprint and requires less parking.

The hotel is an appropriate use that complements and fits with the other uses in the Town Center area. The hotel will be beneficial to the community by supporting the success of the Dome, which requires the nearby rooms to attract the many events and organizations that require venues with on-site hotel rooms, such as youth sporting events and other industry conferences. For purposes of SEQRA, the proposal is consistent with the negative declaration issued previously for the hotel in 2019.

APPLICABLE LAW

We are requesting that the Town Board again grant special permit approval to allow the hotel use and the proposed height. As you know, a special use permit is a use which carries the presumption of being permitted, such that the Courts have held that the "...inclusion of the permitted use in the ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood..." *Retail Property Trust v. Board of Zoning Appeals of Town of Hempstead*, 98 N.Y.2d 190, 746 N.Y.S.2d 662 (2002). The applicant satisfied the criteria for the granting of special use permit approval in 2019 and continues to satisfy the criteria in essentially the same manner. Applicable law dictates that where the facts remain essentially the same, the Board is compelled to reach the same conclusion. *Matter of Knight v Amelkin*, 68 NY2d 975 (1986).

SPECIAL USE PERMIT STANDARDS

The proposed hotel satisfies the standards set forth in Town Code Section 295-54 for the granting of the required special use permit approval for the hotel use and proposed height.

A. Whether the proposed use is substantially consistent in its scale and character with those uses permitted and the existing built permitted uses in the subject zoning district and neighborhood or will otherwise impair such uses due to inconsistency.

The proposed hotel is consistent with the scale and mass of development in the Town center area, including the surrounding development of the Town library, recreation center, apartment buildings and the Dome. The area is characterized by a mix of uses and larger buildings with more prominent massing and scale. The hotel use serves to support the operation of the Dome and its ability to secure events requiring on site hotel rooms. The use of varied building heights up to 60 ft. contribute to the architectural aesthetic. The quality architectural design and the location of hotel on an internal parcel behind the library mitigate and avoid any impact of the increased height on the views of residents along Calkins Road or the Town center as a whole.

B. Whether the proposed use aligns with the vision, goals and recommendations of the Comprehensive Plan and other applicable plans and studies conducted by or on behalf of the Town.

The proposed special permit use is consistent with the Town's Comprehensive Plan with respect to the Town Center, which includes a walkable community connecting various Town facilities in a mixed-use area, with the subject property rezoned to include commercial uses including a hotel. The hotel supports the Dome, a unique and important asset to the community.

C. Whether the proposed use aligns with the purpose, intent, and applicable design and development standards of the zoning district(s) in which the use is proposed to be located.

The proposed use and height are consistent with the development standards for the district and the character of the surrounding Town Center. The property is zoned for commercial development, which allows hotels and the height with a special use permit. Special use permit approval was previously granted for the proposed four-story hotel on the same parcel, with the current proposal being substantially similar. The size is sufficient for the site plan. The height is appropriate for the location, given the quality architecture and design, as well as the site location and distance from residents on Calkins Road.

D. Whether the proposed use will be a nuisance in law or in fact due to its being materially noxious, offensive or injurious by reason of the production of or emission of dust, smoke, refuse, poisonous substances, odors, fumes, noise, radiation, vibration, unsightliness or similar conditions, or will contaminate waters.

No such adverse condition will be generated by the proposed project. The hotel includes attractive architecture and appropriate design.

E. Whether the proposed use will create material hazards or dangers to the public or to persons in the vicinity from fire, explosion, electricity, radiation, traffic congestion, crowds, parking of vehicles, or other causes.

No such hazard will be generated. The current proposal will generate less traffic and require less parking area than the hotel as originally approved.

F. Whether the proposed use will create materially adverse impacts that cannot be adequately mitigated, such as to adversely impact natural resources or the environment, agriculture, community services or other areas required to be addressed by the State Environmental Quality Review Act (SEQRA).

The use will not generate any such adverse impacts and no mitigation is required.

G. Whether the physical conditions and characteristics of the site are suitable for the proposed use considering site size, configuration, location, access, topography, vegetation, soils, and hydrology for effective stormwater management and, if necessary, the ability to be screened from neighboring properties and public roads.

The physical conditions and characteristics of the existing building and site are suitable for the proposed hotel. The size of the site is more than sufficient, and the site plan is Code compliant. The four-story hotel was previously contemplated and approved for the site. The site has suitable vehicular and pedestrian access. The project will fit nicely within the larger Town Center. The proposed use supports the Dome use. The proposed height is appropriate and not excessive given the location and context of the site, being in an area with larger buildings and a distance from the residential neighbors on Calkins Road.

H. Whether there are adequate public infrastructure, utilities, community facilities and emergency services, either existing or to be provided by the applicant or others, to effectively serve the proposed use. A proposed use shall not create or contribute to an existing inadequacy.

There are adequate infrastructure and services for the site. The site is one of two remaining parcels where the original Dome campus and Town Center have been redeveloped over the past several years.

I. Whether the proposed use will provide, maintain, or enhance, as necessary, safe and efficient vehicular traffic patterns, nonmotorized travel, and pedestrian circulation as well as, where feasible, access to public spaces, parks, recreation, and open space resources.

All of these factors were considered in the original hotel approval and the approvals for the Town Center developments. Vehicular and pedestrian traffic are adequately addressed. A signalized intersection was installed at Calkins Road and Fair Avenue. The site is also in proximity to the Dome, Memorial Park, the Town library, and the Town recreation center.

CONCLUSION

The current application is similar to the application approved in 2019. The applicant satisfied the criteria for approval in 2019 and continues to meet those criteria. In accordance with applicable law, we respectfully request that the Town Board again grant special use permit approval to allow the construction of the hotel as now proposed.

We look forward to presenting this special use permit application to you at a public hearing on March 8, 2023. In the interim, should you or any board member have any questions or require additional information about this matter, please do not hesitate to contact me. Thank you for your consideration.

In support of this letter of intent, please see the list below of the supporting documents with this application for each special use permit application:

- (1) Letter of Intent
- (1) Application Forms prepared by Passero Associates
- (1) Application Fee \$300
- (4) Site Plans and Elevation
- (1) Statement of Applicant and Owner
- (1) Permission Letter
- (1) Full Environmental Assessment Form

Letter to Town of Henrietta Town Board
Re: Special Use Permit Application
February 1, 2023
Page 6

Very Truly Yours,
WOODS OVIATT GILMAN LLP

A handwritten signature in cursive script, appearing to read "Betsy Brugg".

Betsy Brugg
Please direct responses to Rochester Office

BDB/ekd

February 1, 2023

Town Planning, Zoning Departments and Town Board
Town of Henrietta

Re: Fair Avenue at Town Center

To whom it may concern:

I, Spoleta Construction owner/manager of subject property at Fair Avenue, give permission and consent to Passero Associates to make the necessary applications to all Town Boards (Planning & Zoning), Permits and Approvals on my behalf for the above project. As well as representing the owner/manager at all required town board meetings.

Thank you.



Michael Spoleta

Jennifer Miranda

From: Robert Tantalo <[REDACTED]>
Sent: Tuesday, February 14, 2023 2:17 PM
To: Jennifer Miranda
Cc: Michael Spoleta
Subject: 2695 Commercial LLC

Jenny,

Per our discussion, Michael Spoleta is an Owner of 2695 Commercial LLC. Please let me know if you need anything further.

Thank you,

Bob Tantalo

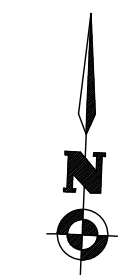
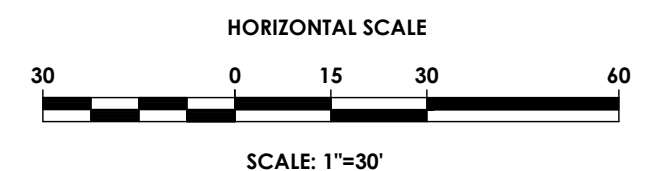
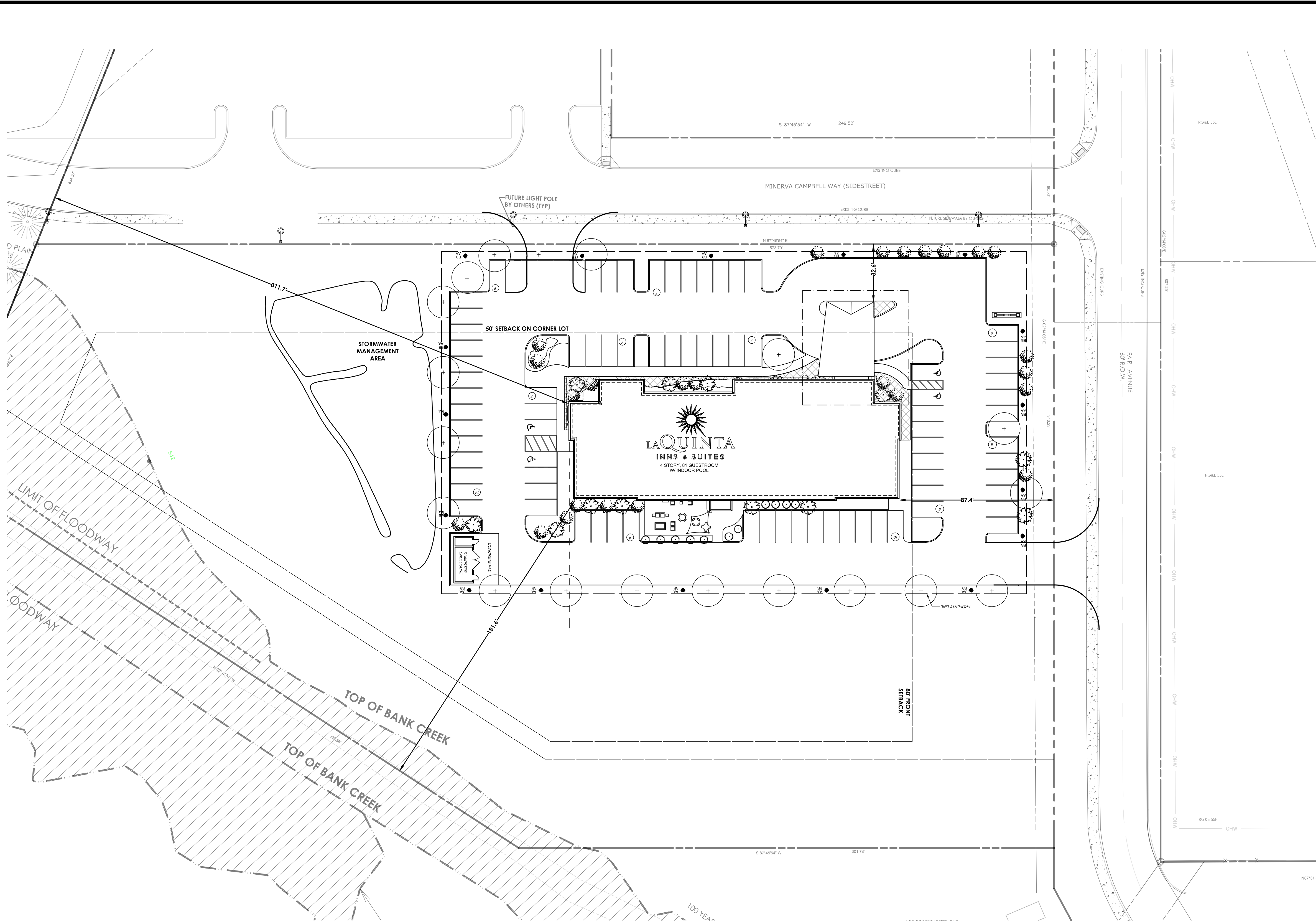
Controller

7 Van Auker Street, Rochester, NY 14608

Phone [REDACTED]

Email [REDACTED] Website www.Spoleta.com





LEGEND:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT

SITE DATA

1. TAX ACCOUNT NUMBER: 176.05-1-59.23
2. PARCEL ADDRESS: FAIR AVENUE, ROCHESTER, NY 14623
3. TOTAL PARCEL AREA: 24.029 ACRES (175,516 SF)
TOTAL DISTURBED AREA: 23.0 ACRES (165,528 SF)
4. EXISTING ZONING: COMMERCIAL B-1
5. EXISTING USE: VACANT
6. PROPOSED USE: HOTEL
7. THERE ARE NO FEDERALLY REGULATED WETLANDS ON THIS PARCEL ACCORDING TO THE USACOE FEDERAL WETLAND INVENTORY.
8. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC WETLAND INVENTORY. THE PARCEL IS IN A STATE REGULATED WETLAND CHECK ZONE.
9. PROPERTY IS LOCATED IN FLOOD PLAIN AE (ELEVATION 541.3) PER FIRM MAP COMMUNITY PANEL NO. 36055C0353G DATED 08/28/2008.
10. PUBLIC WATER WILL BE PROVIDED BY THE MONROE COUNTY WATER AUTHORITY.
11. ELECTRIC & GAS SERVICE WILL BE SUPPLIED BY RG&E.
12. SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF HENRIETTA.
13. STORM SEWER AND DRAINAGE FACILITIES WILL BE PRIVATE.
14. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF TOWN OF HENRIETTA.
15. THE SITE IS LOCATED IN THE FOLLOWING TOWN OF HENRIETTA DISTRICTS:
 - HENRIETTA CONSOLIDATED LIGHT DISTRICT
 - HENRIETTA CONSOLIDATED DRAINAGE DISTRICT
 - HENRIETTA WATER DISTRICT #117
 - HENRIETTA SANITARY DISTRICT #190

ZONING ANALYSIS B-1 COMMERCIAL		
	REQUIRED (B-1)	PROPOSED
FAIR AVE	80'	32.6' TO CANOPY/ PORTE COCHERE*
WEST PROPERTY LINE	5'	87.4'
REAR SETBACK	40'	181.6'
BUFFER TO RESIDENTIAL (TO PAVEMENT)	50'	82'
MAX BUILDING HEIGHT	3 STORIES/40'	4** STORIES/60'
PARKING SPACE	9' X 18'	9' X 18'
PARKING SPACES	1 PER ROOM (84) + 1 FOR EVERY 2 EMPLOYEES	78*
DRIVE AISLE WIDTH	24'	26' MIN.
BUILDING COVERAGE	30%	7%
GREENSPACE	N/A	56%
*VARIANCE		
**SPECIAL USE PERMIT		

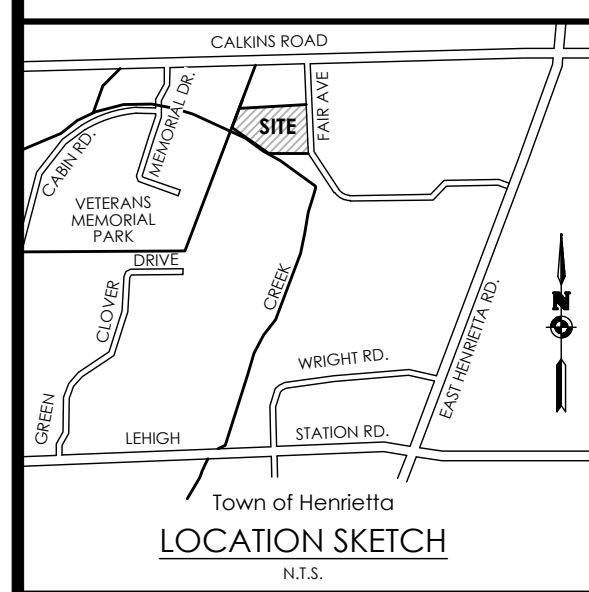
WORK PERMIT NOTE

CONTRACTOR TO OBTAIN ALL NECESSARY HIGHWAY WORK PERMITS FROM HENRIETTA TOWN OF PUBLIC WORKS REGARDING ANY WORK COMPLETED WITHIN TOWN RIGHT-OF-WAY

ARCHITECTURAL NOTE

AS AN INTEGRAL PART OF THIS APPROVAL, THE PLANNING BOARD EXPRESSLY APPROVES THE COLOR, TEXTURES AND FINISH OF THE BUILDING AS DEPICTED ON THE ELEVATIONS OR OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION. ANY PROPOSED CHANGE IN COLOR, TEXTURE, OR FINISH OF THE BUILDING, FROM THAT APPROVED BY THE PLANNING BOARD SHALL REQUIRE A RE-APPLICATION FOR REVIEW AND APPROVAL OF THE PLANNING BOARD.

- APPROVED BY: _____ DATE: _____
 PLANNING BOARD CHAIRMAN
- APPROVED BY: _____ DATE: _____
 DIRECTOR OF ENGINEERING AND PLANNING
- APPROVED BY: _____ DATE: _____
 DIRECTOR OF BUILDING AND FIRE PREVENTION
- APPROVED BY: _____ DATE: _____
 COMMISSIONER OF PUBLIC WORKS
- APPROVED BY: _____ DATE: _____
 DRAINAGE, SEWERS AND SIDEWALK DEPARTMENT



Client:
SPOLETA CONSTRUCTION
 7 VAN AUKER ST
 ROCHESTER, NY 14608

PASSERO ASSOCIATES
 242 West Main Street Suite 100 (585) 325-1000
 Rochester, New York 14614 Fax: (585) 325-1691
 Principal-in-Charge: Jess D. Sudol, P.E.
 Project Manager: Joshua D Saxton, E.I.T.
 Designed by: Austin B. Goodwin



Revisions		
No.	Date	By / Description
1	3/29/19	JDS PER TOWN COMMENTS
2	4/23/19	JDS PER TOWN COMMENTS
3	5/7/19	TAH PER TOWN COMMENTS
4	5/9/19	TAH 90% CONSTRUCTION DOCUMENTS TO ARCHITECT
6	5/21/19	JDS PER TOWN COMMENTS
7	5/28/19	ABG PER ARCH COMMENTS
8	7/2019	TAH

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

SITE PLAN
TOWN CENTER HOTEL

BEING PART OF TOWN LOTS 14 & 16, 3RD RANGE OF LOTS, TOWNSHIP 12, RANGE 7, PHELPS & GORHAM PURCHASE, HENRIETTA, County: MONROE, State: NEW YORK

Project No.: **20182678.0001**

Drawing No. **C 102** Sheet No. **2**

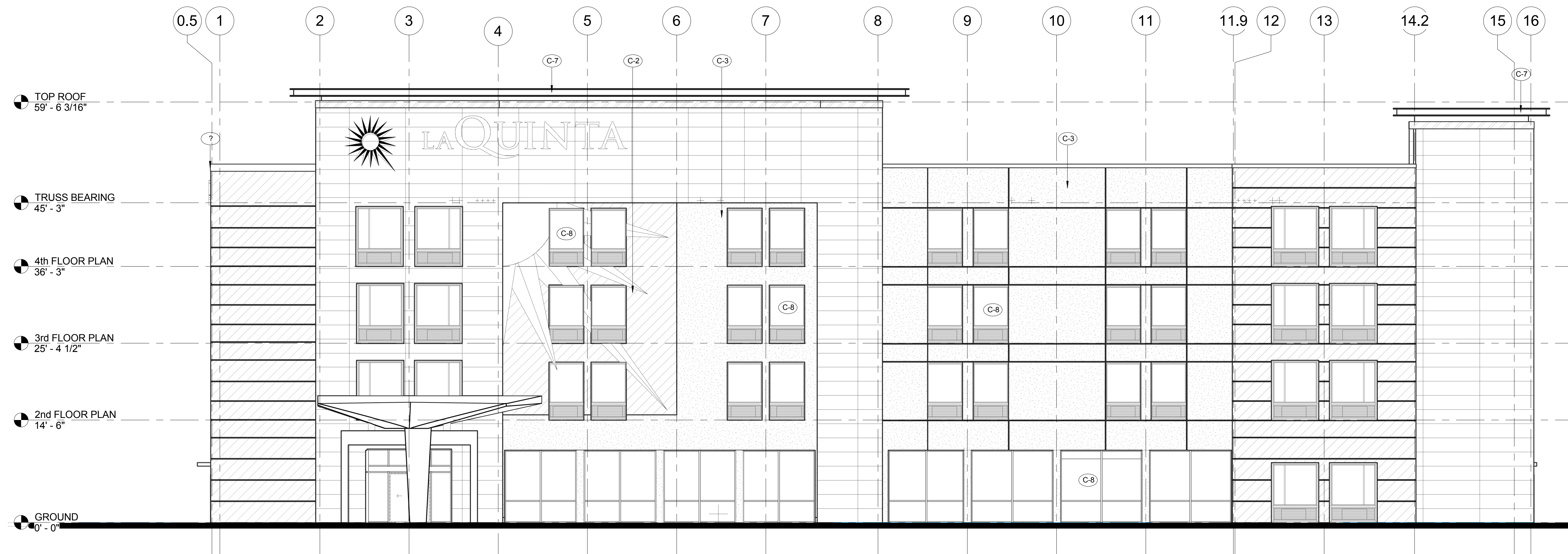
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Date: **FEBRUARY 2022**

NOT FOR CONSTRUCTION

COLOR SCHEDULE

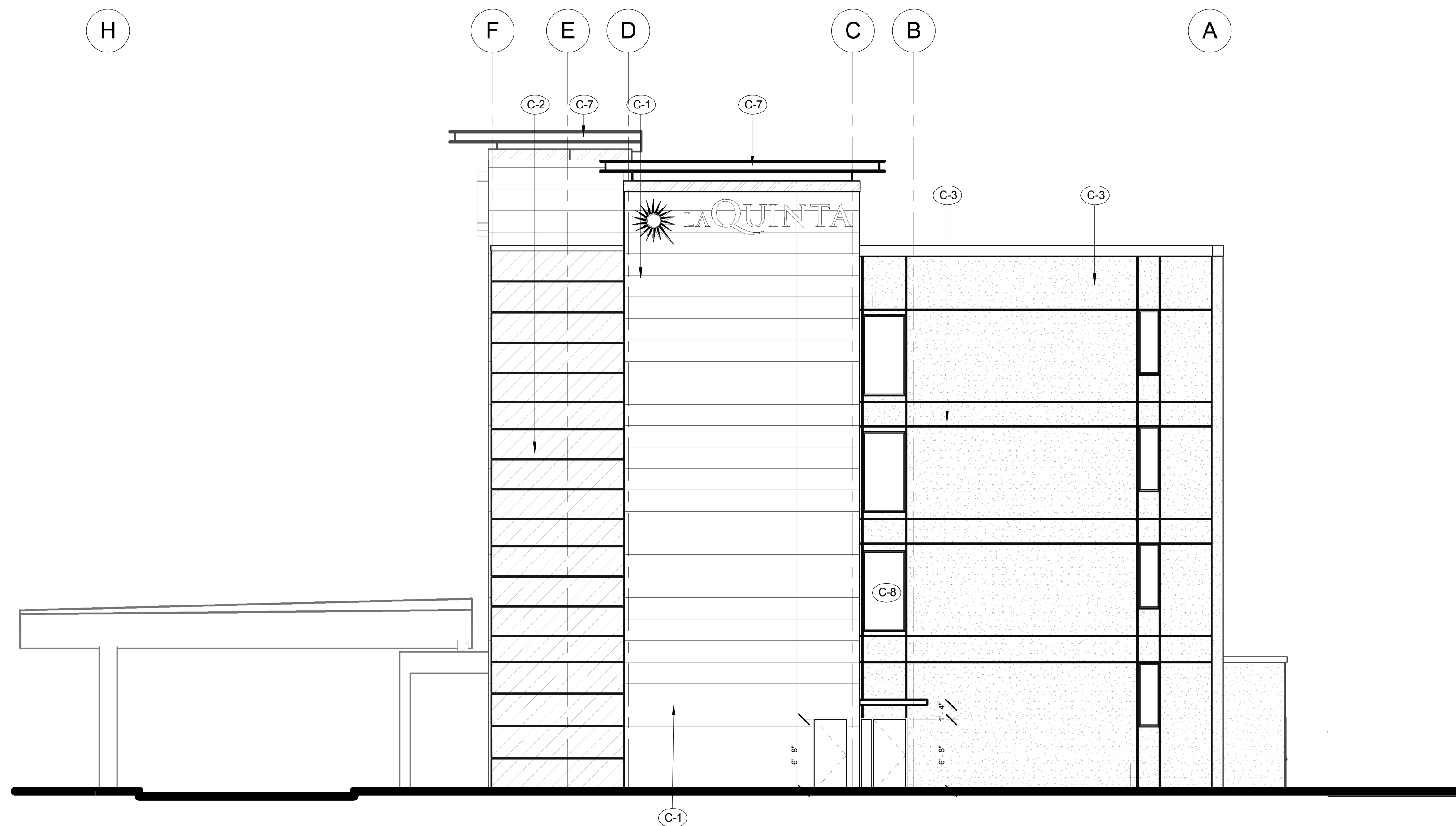
	- CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621
	- EIFS (COARSE SAND TEXTURE) PAINTED SW-7645 - THUNDER GRAY
	- EIFS (FINE SAND TEXTURE) PAINTED SW-7031 - MEGA GREIGE
	- EIFS (FINE SAND TEXTURE) SW-7010 - DUCK WHITE
	- EIFS (FINE SAND TEXTURE) SW-6347 - TORCHLIGHT
	- DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
	- ALUMINIUM (TOWER PARAPATE EXTENSIONS) PAC-CLAD - SILVER
	- ALUMINIUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
	- ALUMINIUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH



1 FRONT ELEVATION
1/8" = 1'-0"

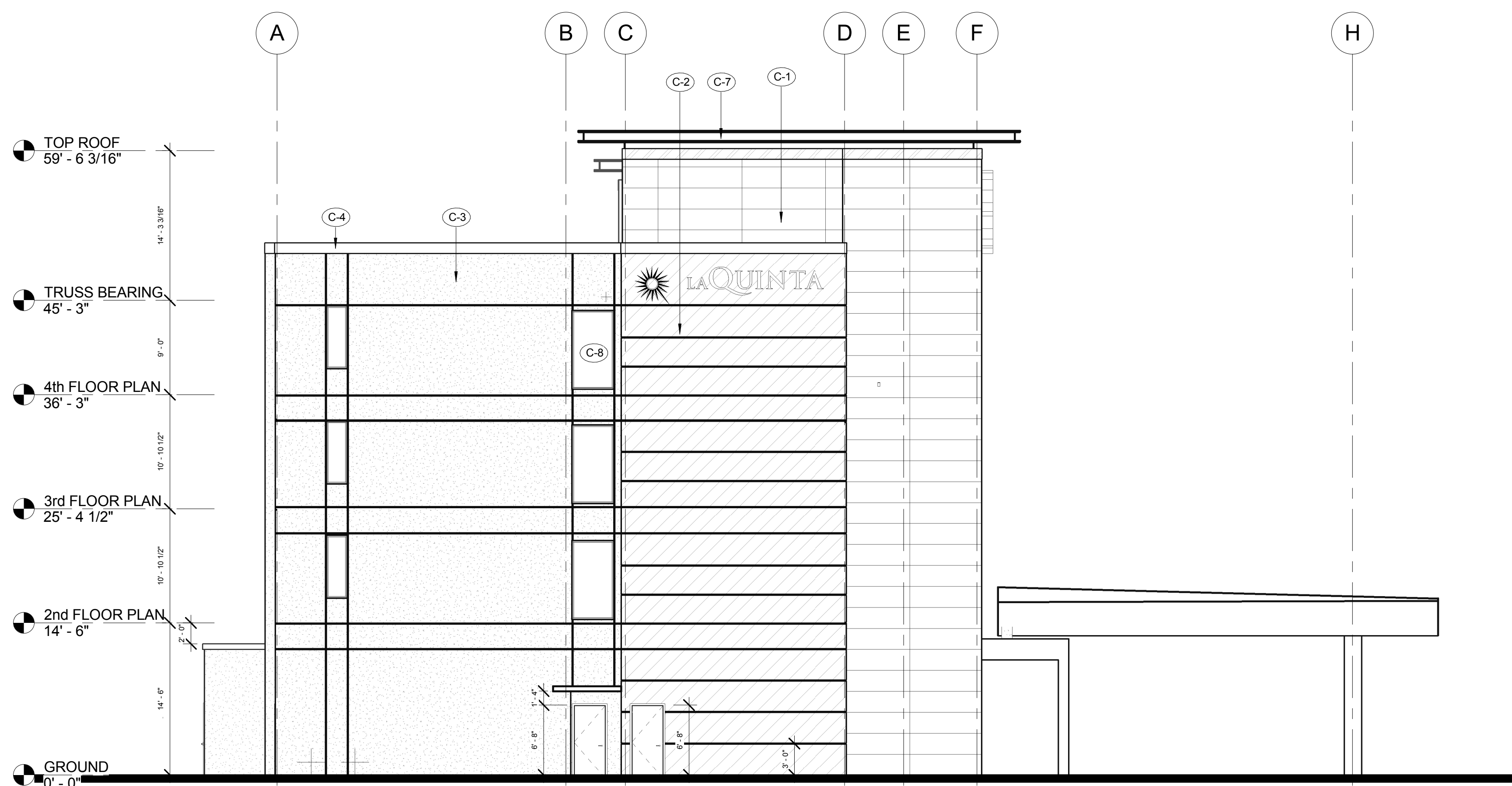


JUNE 2018

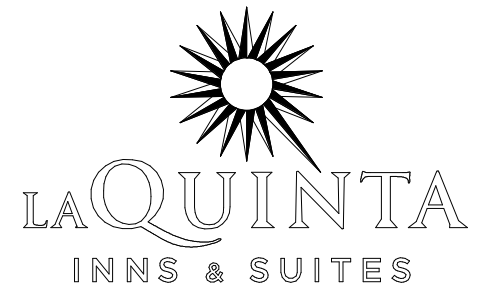


2 RIGHT END ELEVATION
1/8" = 1'-0"

COLOR SCHEDULE	
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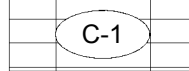

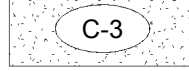
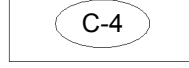
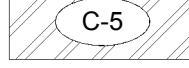
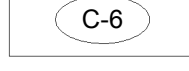
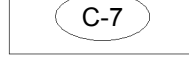
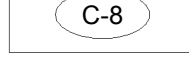
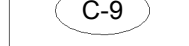


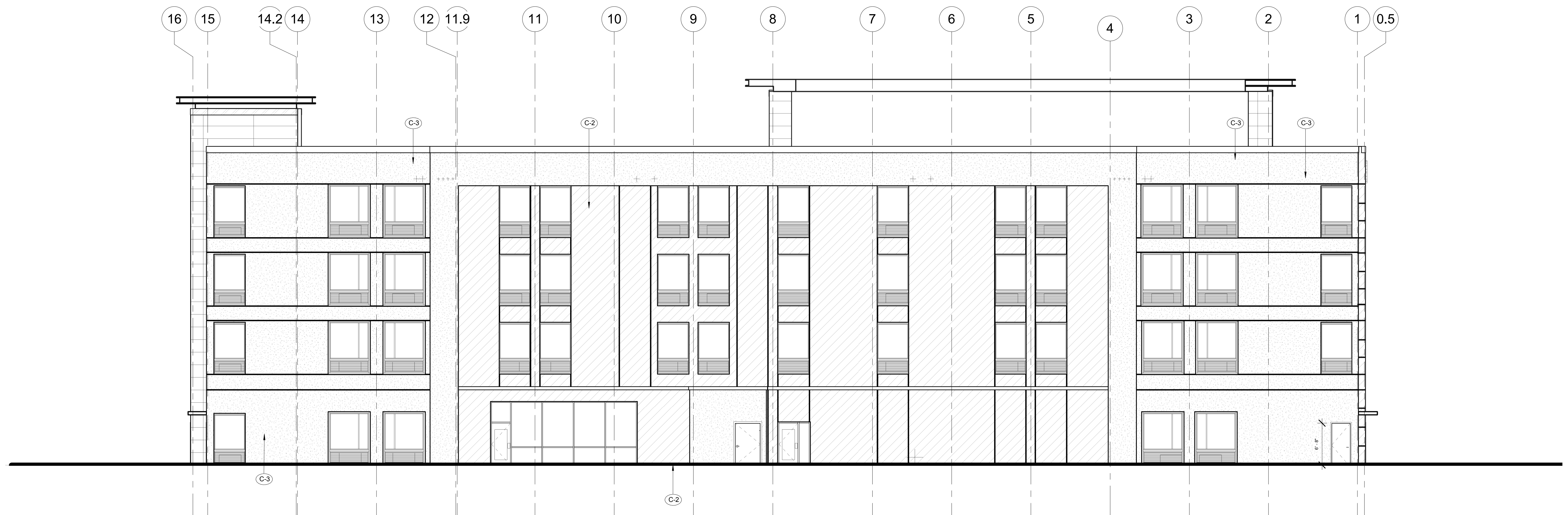
1 LEFT END ELEVATION
1/8" = 1'-0"



06/07/18

COLOR SCHEDULE

	-CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621
	-EIFS (COARSE SAND TEXTURE) PAINTED SW-7645 - THUNDER GRAY
	-EIFS (FINE SAND TEXTURE) PAINTED SW-7031 - MEGA GREIGE
	-EIFS (FINE SAND TEXTURE) SW-7010 - DUCK WHITE
	-EIFS (FINE SAND TEXTURE) SW-6347 - TORCHLIGHT
	-DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
	-ALUMINIUM (TOWER PARAPATE EXTENSIONS) PAC-CLAD - SILVER
	-ALUMINIUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
	-ALUMINIUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH



1 REAR ELEVATION
1/8" = 1'-0"



JUNE 2018

**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: Wyndham Hotel		
Project Location (describe, and attach a general location map): Fair Avenue - Henrietta (Town Center)		
Brief Description of Proposed Action (include purpose or need): Proposed 4-Story 84 room hotel (La Qunita) at the Town Center located on Fair Avenue. The site will have associated parking, seating area, stormwater infrastructure, and landscaping.		
Name of Applicant/Sponsor: Spoleta Construction		Telephone: [REDACTED]
		E-Mail: [REDACTED]
Address: 7 Van Auker Street		
City/PO: Rochester	State: NY	Zip Code: 14608
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board	2/1/23
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board	3/21/23
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Front Setback	3/1/23
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, MCHD, MCPW	3/21/23
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</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</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

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

If Yes, identify the plan(s):

C.3. Zoning

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

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 School District

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

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

d. What parks serve the project site?
Henrietta Veterans Memorial Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? _____ 4.0 acres
b. Total acreage to be physically disturbed? _____ 3.2 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 4.0 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)

_____ Yes No

ii. Is a cluster/conservation layout proposed?

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ 12 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

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

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

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

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 60 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: NYSDEC Stormwater requirements (retention pond)

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Onsite 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: 0.448 million gallons; surface area: .4 acres

v. Dimensions of the proposed dam or impounding structure: NA height; NA length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Excavation for retention pond.

D.2. Project Operations

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

If Yes:

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

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

- Volume (specify tons or cubic yards): _____
- Over what duration of time? 3

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

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

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

If Yes:

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

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

If Yes:

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

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

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

If Yes:

i. Total anticipated water usage/demand per day: _____ 10,000 gallons/day

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

If Yes:

- Name of district or service area: Town of Henrietta Water District 117
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ 10,000 gallons/day

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

Sanitary 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 Treatment Plant
- Name of district: Sanitary District 190
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

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 _____ 2.2 acres (impervious surface)
 _____ Square feet or _____ 4.0 acres (parcel size)
 ii. Describe types of new point sources. culvert end sections connected to stormwater management facility outlet structures

 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)?
Runoff will be captured in new catch basins, grass lined swales, etc., and will be directed to new stormwater management facilities where it will be detained and released under control to the existing drainage paths
 • If to surface waters, identify receiving water bodies or wetlands: _____

 • 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 Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7-7 • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7-10 • Saturday: _____ 7-10 • Sunday: _____ 7-10 • Holidays: _____ 7-10
--	---

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:
 Heavy and earthmoving equipment, delivery trucks, backup beepers _____

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:
 Parking lot and security lighting will be LED dark sky compliant with glare shields. _____

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): Grass
 ii. If mix of uses, generally describe:
 The site is generally a cleared field of grass, with a dense tree area to the south.

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	2.1	+2.1
• Forested	.6	.6	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.4	1.3	-2.1
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

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

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

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

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

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

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

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >7 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:

Eel Silt Loam	_____	39.8 %
Odessa Silt Loam	_____	46.8 %
Schoharie Silt Loam	_____	13.4 %

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

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

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

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

h. Surface water features.

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

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

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

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

- Streams: Name 821-10 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____
 Name - Pollutants - Uses: Red Creek and tributaries – Unknown Toxicity – Recreation; Aquatic Life

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: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Birds _____</p> <p>Squirrels _____</p> <p>Deer _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

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

F. Additional Information

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

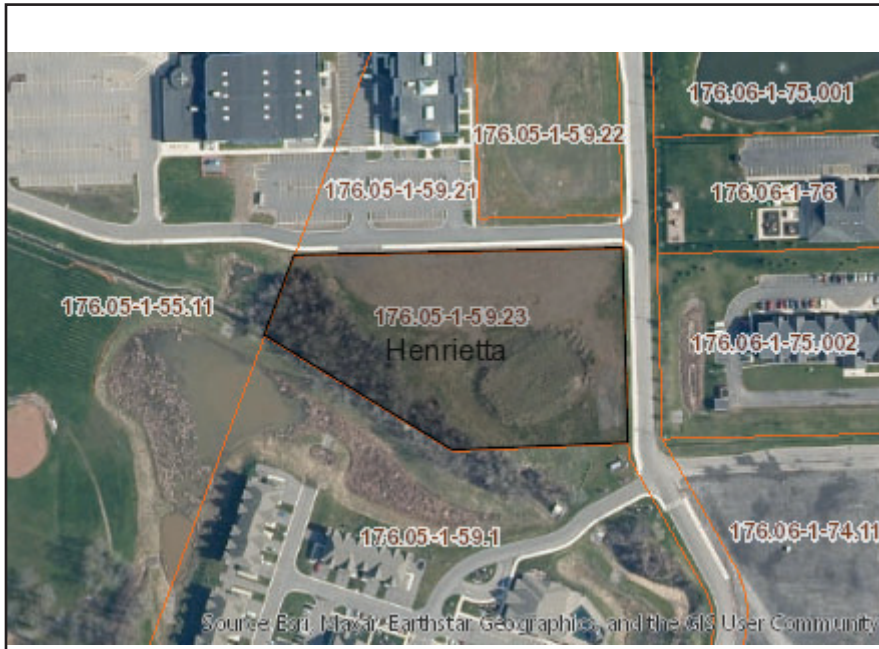
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Spoleta Cnstruction Date February 14, 2023

Signature  Title President
 Acting as agent for Spoleta Construction



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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]	NYS Heritage Areas:West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	821-10
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Red Creek and tributaries – Unknown Toxicity– Recreation;Aquatic Life

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