



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

Appeal No. SP-2021-028  
Date 2/19/21

TOWN OF HENRIETTA  
County of Monroe • State of New York  
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

I (We) Aptitude Rochester, LLC

Applicant  
Business Name: Aptitude Rochester, LLC

Contact Info: Lukas Amalfi - [Redacted] [Redacted]  
Email Phone Number

Business Address: 669 River Drive, Suite 402, Elmwood Park, NJ 07407  
No. & Street City State Zip Code

Property Owner: Larkin, Ashley P. JR-TRUST  
Name Email  
58 Parkview Dr Rochester NY 14625-1034  
No. & Street City State Zip Code Phone Number

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

East River Road West Henrietta NY 14586  
No. & Street City State Zip Code  
174.02-1-17 Res. R-1-15 & MUECOD  
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: 6/30/2022

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

Article: IXA Section: 295 Subsection: 34.2 Paragraph: C of the Zoning Ordinance.

Description of Proposal: Mixed-use parcel consisting of residential (50%), civic / park (20%), and industrial (30%) uses. The residential area is proposed to consist of apartments containing approximately 202 dwelling units, along with a club house and amenity areas.

Multiple Dwelling Applications – Dwelling Units per Acre: 12

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

Architect/Engineer: Brian Bouchard - Project Engineer [Redacted]  
Name Email  
300 S State St, #600 Syracuse NY 13202  
No. & Street City State Zip Code Phone Number

Signature of Owner or Leasee: Lukas Amalfi

NOTE: If signature is other than owner, written authorization from owner must accompany application. Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: \_\_\_\_\_

Quene Fried 3/24/21 TBD  
Received By Date of Meeting Time  
(unless rescheduled)



February 22, 2021

Town of Henrietta  
Building and Fire Prevention  
475 Calkins Road  
Henrietta NY 14467

RE: **Special Permit Application**  
**East River Road – Multifamily Student Housing**

Dear Building and Fire Prevention Department:

CHA, on behalf of the Applicant, Aptitude Rochester, LLC, is pleased to submit the enclosed Special Permit application for the proposed mixed-use development on a parcel located along East River Road, south of Rochester Institute of Technology main campus. The Applicant proposes to allocate sections of the parcel to residential, civic space, and industrial uses. Within the residential portion of the site, the Applicant proposes to construct six (6) residential buildings, containing 202 units and covers 50% of the site area. Natural and vegetated civic and park space are intertwined within the residential portion and comprises of 20% of the site area. The Applicant plans to dedicate 30% in the rear of the site area to industrial use. At this time the Applicant does not have a proposed suitor and as such, the area shows a general zoning compliant industrial use building. This area is proposed to be subdivided and marketed for sale or lease as an industrial use parcel.

The project proposes a slight increase in the number of dwelling units per acre than the suggested 8 DU/acre to 12 DU/acre. Within the Town code SS295-34.4 D (2) *Adjustments to requirements on above table. As part of its special permit process, and upon review and an advisory opinion by the Planning Board, the Town Board shall have the ability to increase or decrease the minimums and maximums stated in the above “Additional Mixed-Use Dimensional Requirements” table.* Although the proposed dwelling units per acre is higher, the overall bed count for the project is in line with similar projects around the Town. Several other developments consist of many large 6-bedroom units while the proposed project consists of several one, two, and four-bedroom units. This project’s increased dwelling unit density would still have an overall “bed density” consistent with other projects in the vicinity.

The following items are included in this submission package:

- Special Permit Application
- Letter of Authorization
- Long EAF - 4 copies
- C-100 Overall Site Layout Plan - 4 copies
- P-100 Phasing Plan – 4 copies
- Traffic Study conducted by GTS dated 2-7-2021

If you should require any additional information or have any questions, please do not hesitate to contact our office at

[Redacted contact information]

Very truly yours,

James F. Trasher, P.E.  
CHA Consulting, Inc.  
Vice President

Enclosures

V:\Projects\ANY\K5\066841.000\07\_Permitting\Local\4 - Special Permit Application Mixed-Use\0 - SPR Submission Letter-2-22-21.doc

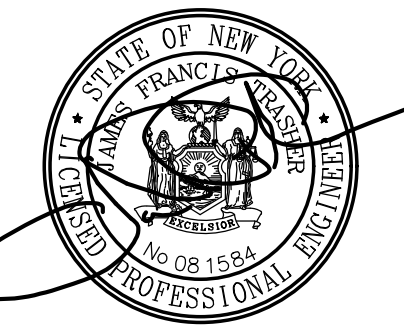


# Aptitude Phasing Plan

## East River Road Town of Henrietta

The proposed mixed-use development along East River road in the town of Henrietta is proposed to be developed in two (2) phases. The first phase will be the construction of the Multifamily and Civic Space as outlined on P-100 “Phasing Plan” in red which will begin following all necessary approvals and is anticipated to start the summer of 2021 and be completed by the fall of 2023. A small portion of the access road into the industrial portion of the site is also included in phase 1 so that all necessary utilities can be run and stubbed into the industrial portion for the future development. Other than the small portion of the roadway and the utility stubs the proposed industrial area will not be cleared and will remain in its existing condition during phase 1. Included in this first phase will also be the proposed subdivision of the area designated as industrial. The industrial portion is proposed to be subdivided for both marketing and financial investment reasons to keep the industrial and residential portions separate. Immediately following the subdivision and site plan approval of the mixed-use development, it will be placed on the market for lease.

Phase 2 will include the development of the industrial portion at the rear of the site as outlined in blue on the phasing plan. There currently is no anticipated start of construction for phase 2 but the developer has begun preliminary discussions with local real estate brokers in regards to listing the industrial space for lease. The developer hopes to lease and build the industrial component as quickly as possible.



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

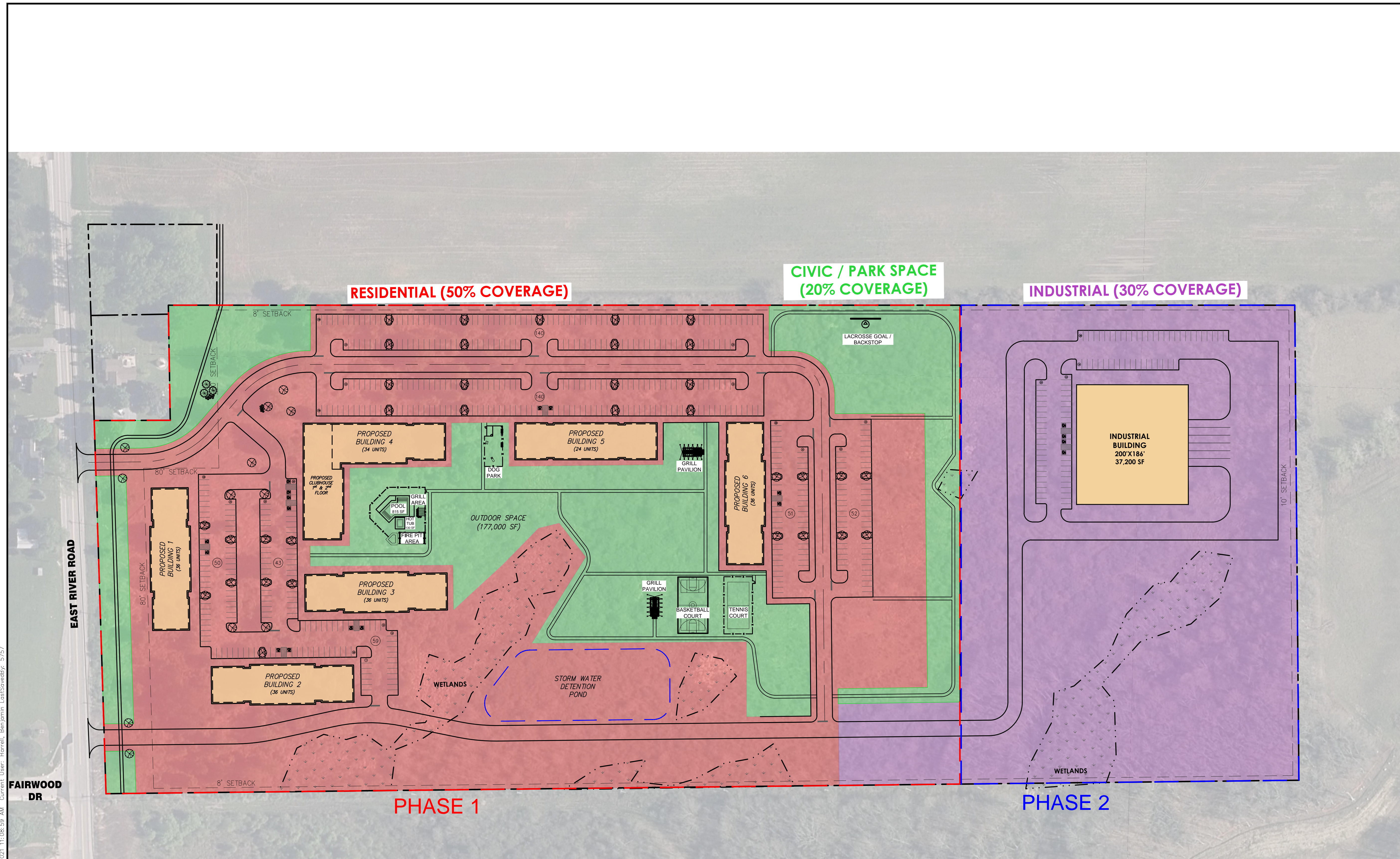
**APTITUDE PROPOSED DEVELOPMENT**  
EAST RIVER ROAD  
HENRIETTA, NY 14586

No.	Submittal / Revision	App'd	By	Date
2	SPECIAL PERMIT MIXED USE APP	JFT	BGH	02.22.21
1	SPECIAL PERMIT RESUBMISSION	JFT	BGH	02.4.21
1	SPECIAL PERMIT APPLICATION	JFT	BGH	01.21.21

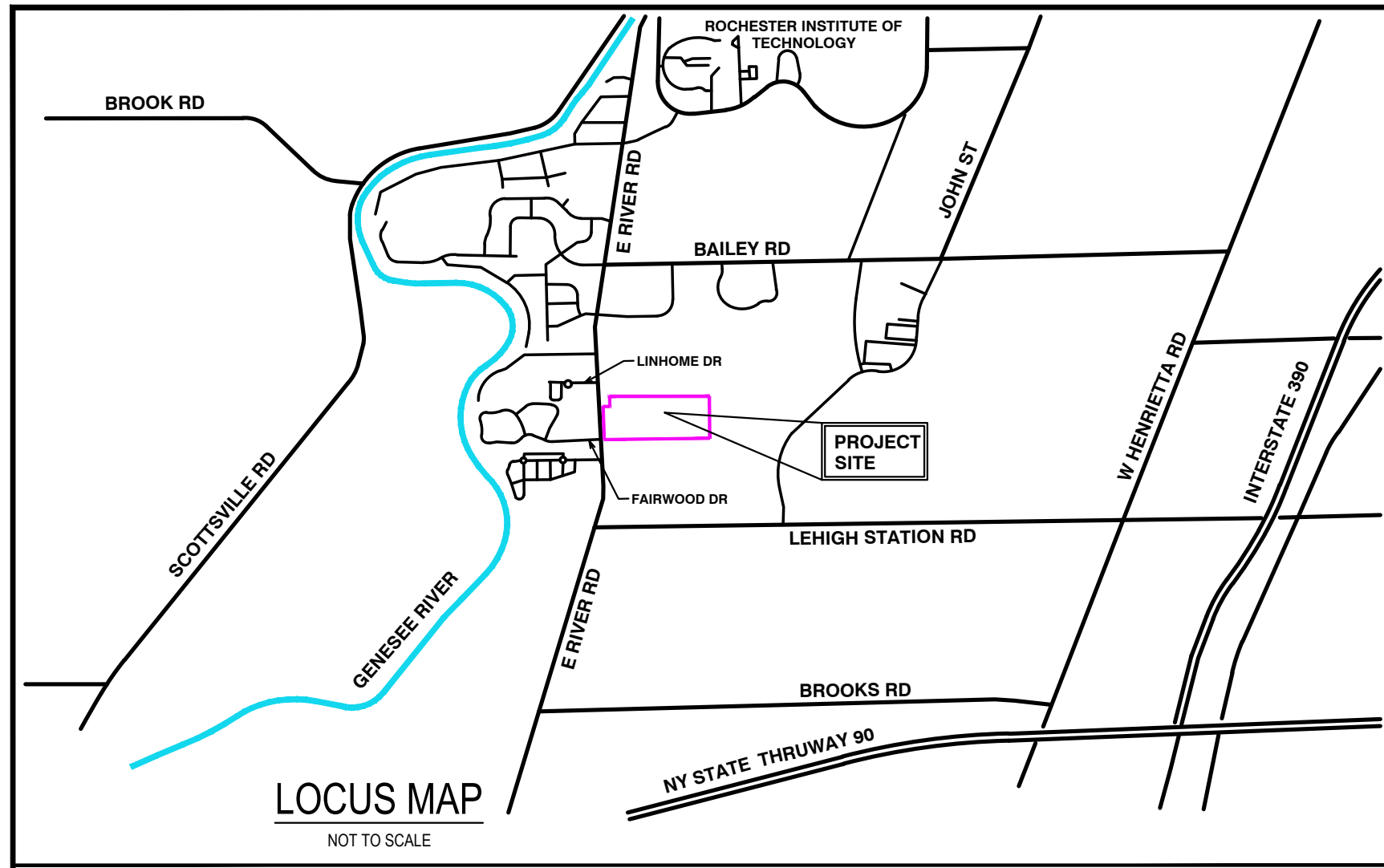
**PHASING PLAN**

Designed By: BFB	Drawn By: BGH	Checked By: JFT
Issue Date: 1/21/2021	Project No: 066841	Scale: AS SHOWN

Drawing No.:  
**P-100**



File: V:\PROJECTS\ANY\066841\000\09\_DESIGN\DRAWINGS\CIVIL\066841\_P-100.DWG  
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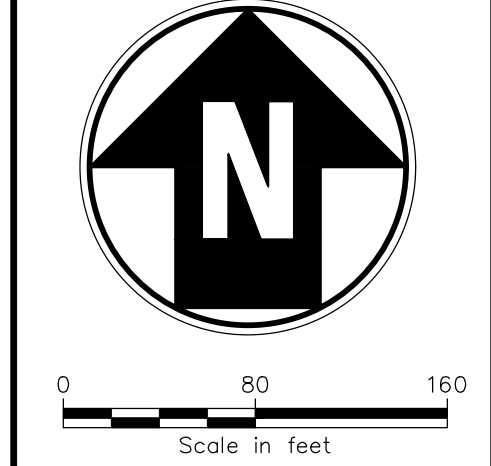
# ZONING REGULATIONS FOR DEVELOPMENT

ZONING: MIXED-USE EMPLOYMENT CENTER OVERLAY DISTRICT (MUEC) - RESIDENTIAL R-1-15  
 PROPERTY INFORMATION: HENRIETTA, NY  
 TAX ID: 174.02-1-17  
 SITE ACREAGE: 37.2 AC

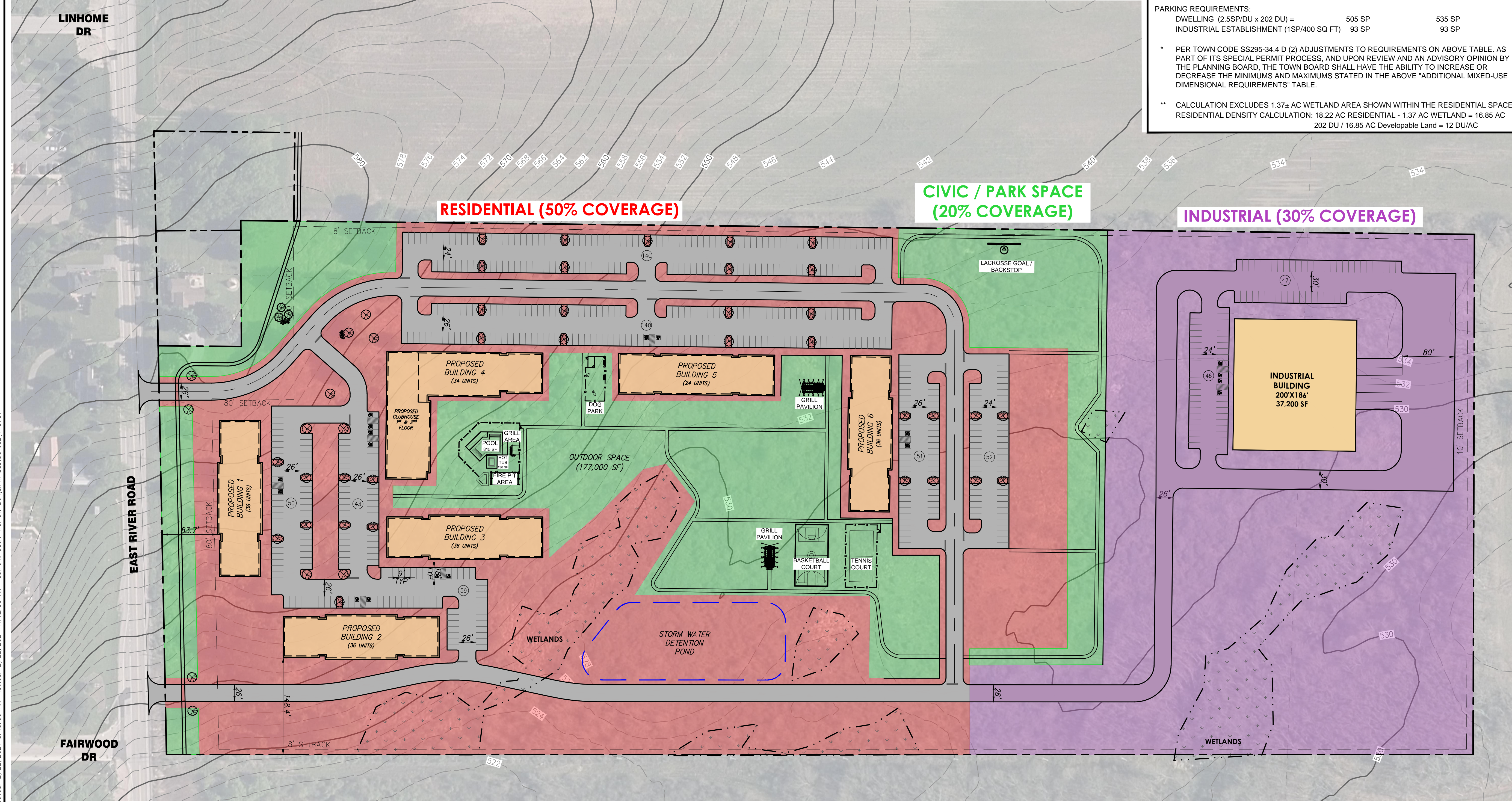
	CODE	PROVIDED
MINIMUM LOT AREA	1 AC	37.2 AC
MINIMUM BUILDING LINE	80'	83'±
MAXIMUM MULTIPLE-DWELLING RES. DENSITY	8 DU/AC	12 DU/AC**
MAXIMUM STORIES	NA	3
MAXIMUM HEIGHT	40'	<40'
MAXIMUM BUILDING AREA	35%	13.6%
<b>ALLOWABLE USES:</b>		
INDUSTRIAL (MIN % - MAX %)	30% - 70%	30% (10.93± AC)
COMMERCIAL (MIN % - MAX %)	0% - 20%	0%
RESIDENTIAL (MIN % - MAX %)	20% - 50%	50% (18.22± AC)
CIVIC SPACE (MIN % - MAX %)	10% - 30%	20% ( 7.29± AC)
<b>MINIMUM YARDS:</b>		
-FRONT:	80'	83'±
-SIDE:	8'	148'±
-REAR:	10'	>10'
<b>PARKING REQUIREMENTS:</b>		
DWELLING (2.5SP/DU x 202 DU) =	505 SP	535 SP
INDUSTRIAL ESTABLISHMENT (1SP/400 SQ FT)	93 SP	93 SP

\* PER TOWN CODE SS295-34.4 D (2) ADJUSTMENTS TO REQUIREMENTS ON ABOVE TABLE. AS PART OF ITS SPECIAL PERMIT PROCESS, AND UPON REVIEW AND AN ADVISORY OPINION BY THE PLANNING BOARD, THE TOWN BOARD SHALL HAVE THE ABILITY TO INCREASE OR DECREASE THE MINIMUMS AND MAXIMUMS STATED IN THE ABOVE "ADDITIONAL MIXED-USE DIMENSIONAL REQUIREMENTS" TABLE.

\*\* CALCULATION EXCLUDES 1.37± AC WETLAND AREA SHOWN WITHIN THE RESIDENTIAL SPACE  
 RESIDENTIAL DENSITY CALCULATION: 18.22 AC RESIDENTIAL - 1.37 AC WETLAND = 16.85 AC  
 202 DU / 16.85 AC Developable Land = 12 DU/AC



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



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 Saved: 2/22/2021 8:43:00 AM, Plotter: 2/22/2021 11:12:30 AM, Current User: horrell, Benjamin, Last Saved By: 5757

**APTITUDE PROPOSED DEVELOPMENT**  
 EAST RIVER ROAD  
 HENRIETTA, NY 14586

No.	Submittal / Revision	App'd	By	Date
2	SPECIAL PERMIT MIXED USE APP	JFT	BGH	02.22.21
1	SPECIAL PERMIT RESUBMISSION	JFT	BGH	02.4.21
1	SPECIAL PERMIT APPLICATION	JFT	BGH	01.21.21

## OVERALL SITE LAYOUT PLAN

Designed By: BFB	Drawn By: BGH	Checked By: JFT
Issue Date: 1/21/2021	Project No: 066841	Scale: AS SHOWN

Drawing No.: **C-100**



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

Appeal No. SP-2021-007  
Date 1/22/21

TOWN OF HENRIETTA  
County of Monroe • State of New York  
475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467  
(585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

I (We) Aptitude Rochester, LLC

Applicant:  
Business Name: Aptitude Rochester, LLC

Contact Info: Lukas Amalfi - [Redacted] [Redacted]  
First Last Phone Number

Business Address: 669 River Drive, Suite 402, Elmwood Park, NJ 07407  
No. & Street City State Zip Code

Property Owner: Larkin, Ashley P. JR-TRUST [Redacted]  
Name First Last  
58 Parkview Dr Rochester NY 14625-1034 [Redacted]  
No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:  
East River Road West Henrietta NY 14586  
No. & Street City State Zip Code  
174.02-1-17 Res. R-1-15 & MUECOD  
Tract Map No. Zoning District

If property is under a purchase option, indicate date option expires: 6/30/2022

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

Article: IXA Section: 295 Subsection: 34.3 Paragraph: B of the Zoning Ordinance.  
Description of Proposal: Mixed-use parcel consisting of residential (50%), civic / park (20%), and industrial (30%) uses. The residential area is proposed to consist of apartments containing approximately 202 dwelling units, along with a club house and amenity areas.

Multiple Dwelling Applications – Dwelling Units per Acre: 13

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

Architect/Engineer: Brian Bouchard - Project Engineer [Redacted]  
Name Email  
300 S State St, #600 Syracuse NY 13202 [Redacted]  
No. & Street City State Zip Code Phone Number

Signature of Owner or Leasee: Lukas Amalfi

NOTE: If signature is other than owner, written authorization from owner must accompany application. Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: \_\_\_\_\_

Jamie Fried 2/24/21 TBD  
Received By Date of Meeting Time  
(Initials required)



**TOWN OF HENRIETTA**  
**APPLICATION TO TOWN BOARD**  
 – SPECIAL USE PERMIT –

Appeal No. \_\_\_\_\_  
 Date \_\_\_\_\_

TOWN OF HENRIETTA  
 County of Monroe • State of New York  
 475 Calkins Road, P.O. Box 999, Henrietta, N.Y. 14467  
 (585) 334-7700 • [www.henrietta.org](http://www.henrietta.org)

I (We) Aptitude Rochester, LLC

Applicant  
 Business Name: Aptitude Rochester, LLC

Contact Info: Lukas Amalfi - [REDACTED] [REDACTED]  
Email Phone Number

Business Address: 669 River Drive, Suite 402, Elmwood Park, NJ 07407  
No. & Street City State Zip Code

Property Owner: Larkin, Ashley P. JR-TRUST  
Name Email  
58 Parkview Dr Rochester NY 14625-1034  
No. & Street City State Zip Code Phone Number

Hereby request from the Town Board for a Special Use Permit for the property located at:  
East River Road West Henrietta NY 14586  
No. & Street City State Zip Code  
174.02-1-17 Res. R-1-15 & MUECOD  
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: 6/30/2022

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

Article: IXA Section: 295 Subsection: 34.3 Paragraph: B of the Zoning Ordinance.

Description of Proposal: Multifamily apartment buildings to be marketed as student housing within the proposed mixed use development special permit which was submitted January 21st.

The apartments will included 202 dwelling units along with a club house and amenity areas.

Multiple Dwelling Applications – Dwelling Units per Acre: 12

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

Architect/Engineer: Brian Bouchard - Project Engineer [REDACTED]  
Name Email  
300 S State St, #600 Syracuse NY 13202  
No. & Street City State Zip Code Phone Number

Signature of Owner or Leasee: *Lukas Amalfi*

NOTE: If signature is other than owner, written authorization from owner must accompany application.  
 Acceptance of this form is tentative and it will not be processed if incorrectly filed.

Signature of Agent: \_\_\_\_\_

\_\_\_\_\_  
Received By Date of Meeting Time (unless rescheduled)



February 4, 2021

Christopher Martin  
Town of Henrietta  
Director of Engineering & Planning  
475 Calkins Road  
Henrietta NY 14467

RE: **Special Permit Application**  
**East River Road – Mixed Use Development**  
**CHA Project #: 066841**

Dear Mr. Martin,

CHA, on behalf of the Applicant, Aptitude Rochester, LLC, is pleased to submit the enclosed revised Special Permit application for the proposed mixed-use development on a parcel located along East River Road, south of Rochester Institute of Technology main campus. The Applicant proposes to allocate sections of the parcel to residential, civic space, and industrial uses. Within the residential portion of the site, the Applicant proposes to construct six (6) residential buildings that will be marketed as student housing to the surrounding universities, containing 202 units and covers 50% of the site area. Natural and vegetated civic and park space are intertwined within the residential portion and comprises of 20% of the site area. The Applicant plans to dedicate 30% in the rear of the site area to industrial use. At this time the Applicant does not have a proposed suitor and as such, the area has been left blank as to not limit the potential development. A dedicated access road to the industrial portion is proposed as shown on the project site plan.

The project proposes a slight increase in the number of dwelling units per acre than the suggested 8 DU/acre to 12 DU/acre. Within the Town code SS295-34.4 D (2) *Adjustments to requirements on above table. As part of its special permit process, and upon review and an advisory opinion by the Planning Board, the Town Board shall have the ability to increase or decrease the minimums and maximums stated in the above “Additional Mixed-Use Dimensional Requirements” table.* Although the proposed dwelling units per acre is higher, the overall bed count for the project is in line with similar student housing projects around the Town. Several other student housing developments consist of many large 6-bedroom units while the proposed project consists of several one, two, and four-bedroom units. This project’s increased dwelling unit density would still have an overall “bed density” consistent with other projects in the vicinity.

The clubhouse that was indicated on previous revisions of the site plan is now contained within building 4 on the site plan submitted January 21<sup>st</sup>. A revised site layout plan is attached that shows the proposed location within building 4. The clubhouse will occupy the first and second floors on the western portion of the building with residential units on the third floor so that as students enter the northern entrance of the site the clubhouse and leasing office are the first thing that they see.

The following items are included in this submission package:

- Long EAF - 12 copies
- C-100 Overall Site Layout Plan – 12 copies



If you should require any additional information or have any questions, please do not hesitate to contact our office at [REDACTED]

Very truly yours,



James F. Trasher, P.E.  
CHA Consulting, Inc.  
Vice President

Enclosures

V:\Projects\ANY\K5\066841.000\07\_Permitting\Local\2 - Special Permit Supplemental Application\0 - SPR Supplemental Submission Letter-2-4-21.doc



February 17, 2021

Town of Henrietta  
Building and Fire Prevention  
475 Calkins Road  
Henrietta NY 14467

RE: **Special Permit Application**  
**East River Road – Multifamily Student Housing**

Dear Building and Fire Prevention Department:

CHA, on behalf of the Applicant, Aptitude Rochester, LLC, is pleased to submit the enclosed Special Permit application for the multifamily use within the proposed mixed-use development on a parcel located along East River Road, south of Rochester Institute of Technology main campus. The Applicant has proposed to allocate sections of the parcel to residential, civic space, and industrial uses in the mixed-use special permit and within the residential portion they have proposed multifamily apartments which will be marketed as student housing. The applicant proposes to construct six (6) multifamily residential student housing buildings, containing 202 units along with a clubhouse and amenity space contained within the 6 proposed buildings.

The project proposes a slight increase in the number of dwelling units per acre than the suggested 8 DU/acre to 12 DU/acre. Within the Town code SS295-34.4 D (2) *Adjustments to requirements on above table. As part of its special permit process, and upon review and an advisory opinion by the Planning Board, the Town Board shall have the ability to increase or decrease the minimums and maximums stated in the above “Additional Mixed-Use Dimensional Requirements” table.* Although the proposed dwelling units per acre is higher, the overall bed count for the project is in line with similar projects around the Town. Several other developments consist of many large 6-bedroom units while the proposed project consists of several one, two, and four-bedroom units. This project’s increased dwelling unit density would still have an overall “bed density” consistent with other projects in the vicinity.

The following items are included in this submission package:

- Special Permit Application
- Letter of Authorization
- Long EAF - 4 copies
- C-100 Overall Site Layout Plan - 4 copies
- Traffic Study conducted by GTS dated 2-7-2021

The application fee is being submitted directly by the developer and should arrive under separate cover.

If you should require any additional information or have any questions, please do not hesitate to contact our office at

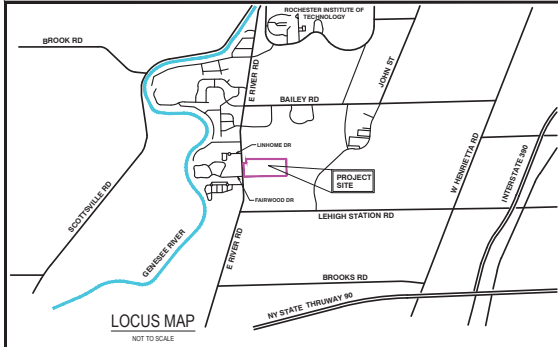


Very truly yours,

James F. Trasher, P.E.  
CHA Consulting, Inc.  
Vice President

Enclosures

V:\Projects\ANY\K5\066841.000\07\_Permitting\Local\3 - Special Permit Application Multifamily\0 - SPR Submission Letter-2-17-21.doc



## ZONING REGULATIONS FOR DEVELOPMENT

ZONING: MIXED-USE EMPLOYMENT CENTER OVERLAY DISTRICT (MUEC) - RESIDENTIAL R-1-15  
 PROPERTY INFORMATION: HENRIETTA, NY  
 TAX ID: 174.02-1-17  
 SITE ACREAGE: 37.2 AC

	CODE	PROVIDED
MINIMUM LOT AREA	1 AC	37.2 AC
MINIMUM BUILDING LINE	80'	-----
MAXIMUM MULTIPLE-DWELLING RES. DENSITY	8 DU/AC	12 DU/AC **
MAXIMUM STORIES	NA	3
MAXIMUM HEIGHT	40'	<40'
MAXIMUM BUILDING AREA	35%	13.6%

**ALLOWABLE USES:**

INDUSTRIAL (MIN % - MAX %)	30% - 70%	-----
COMMERCIAL (MIN % - MAX %)	0% - 20%	0%
RESIDENTIAL (MIN % - MAX %)	20% - 50%	-----
CIVIC SPACE (MIN % - MAX %)	10% - 30%	-----

**MINIMUM YARDS:**

-FRONT-	80'	-----
-SIDE-	8'	-----
-REAR-	10'	>10'

**PARKING REQUIREMENTS:**

DWELLING (2.5SP/DU x 202 DU) =	505 SP	535 SP
--------------------------------	--------	--------

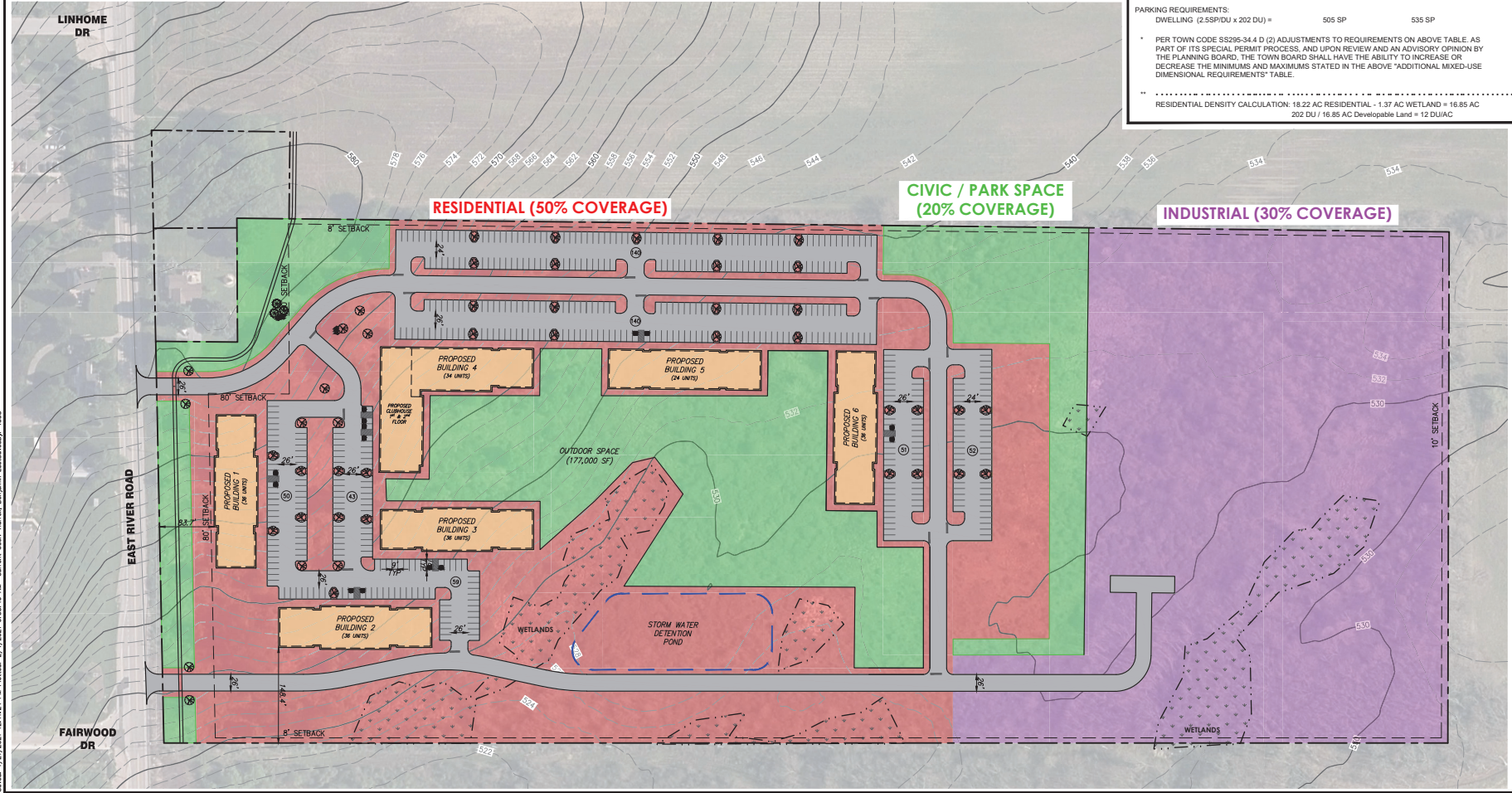
\* PER TOWN CODE SS295-34.4 D (2) ADJUSTMENTS TO REQUIREMENTS ON ABOVE TABLE AS PART OF ITS SPECIAL PERMIT PROCESS, AND UPON REVIEW AND AN ADVISORY OPINION BY THE PLANNING BOARD, THE TOWN BOARD SHALL HAVE THE ABILITY TO INCREASE OR DECREASE THE MINIMUMS AND MAXIMUMS STATED IN THE ABOVE "ADDITIONAL MIXED-USE DIMENSIONAL REQUIREMENTS" TABLE.

\*\* ..... RESIDENTIAL DENSITY CALCULATION: 18.22 AC RESIDENTIAL - 1.37 AC WETLAND = 16.85 AC  
 202 DU / 16.85 AC Developable Land = 12 DU/AC

Drawing Copyright © 2021

300 High Street, Suite 200  
 14456 Henrietta, NY  
 716.663.8224 • www.gha.com

0 50 100  
 Scale in feet



**APTITUDE PROPOSED DEVELOPMENT**  
 EAST RIVER ROAD  
 HENRIETTA, NY 14586

No.	Submitted/Revision	Appr'd.	By	Date

### OVERALL SITE LAYOUT PLAN

Designed By: BFG	Drawn By: BGH	Checked By: JFT
Issue Date: 1/21/2021	Project No: 066841	Scale: AS SHOWN

Drawing No.:  
**C-100**

File: V:\PROJECTS\ANY\3\066841\000\00\_ARCH\DRAWINGS\CON\MODEL FILES\066841\_LAYOUTING  
 Sheet: 1/21/2021 12:11:24 PM Plotted: 2/4/2021 9:36:49 AM Current User: Horrell, Benjamin; LastSavedBy: 4338

**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: Aptitude Proposed Development		
Project Location (describe, and attach a general location map): East side of East River Rd, Henrietta, NY 14586. Near the intersection of East River Rd and Fairwood Dr		
Brief Description of Proposed Action (include purpose or need): Proposed mixed-use development consisting of 6 residential buildings to be marketed as student housing for the surrounding universities with a clubhouse for residents, surrounded and interconnected with civic and park space (20%), industrial space consisting of 30% of the site area in the rear. The residential space (50%) includes parking areas, sidewalks, site utilities, site lighting for safety and security etc. necessary to support the proposed development.		
Name of Applicant/Sponsor: Aptitude Rochester, LLC	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 669 River Drive, Suite 402		
City/PO: Elmwood Park	State: NJ	Zip Code: 07407
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting, Inc. (c/o: Brian Bouchard)	Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Larkin, Ashley P. JR-TRUST	Telephone:	E-Mail:
Address: 58 Parkview Dr		
City/PO: Rochester	State: NY	Zip Code: 14586

**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 type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building and Fire Prevention - Special Permit	January 2021
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT, NYS DEC Stormwater	February 2021
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corp.	February 2021
i. Coastal Resources. <p data-bbox="121 829 1485 861">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 data-bbox="121 892 1485 924">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</p> <p data-bbox="121 924 1485 955">iii. 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?

Mixed-use Employment Center Overlay (MUEC) - 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's Office

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

d. What parks serve the project site?  
There is proposed park space included in this developments design.

**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 (50%), Industrial (30%), Civic Space (20%)

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 37.2 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 28 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 37.2 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) \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

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

i. If No, anticipated period of construction: \_\_\_\_\_ 20 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	_____	_____	_____	6 Buildings - 202 Units

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

i. Total number of structures TBD

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

iii. Approximate extent of building space to be heated or cooled: TBD 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: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

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

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

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

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

**D.2. Project Operations**

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

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

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

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

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

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

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

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

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

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

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

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Wetland (PEM1A)

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:  
Proposed roadway passing through portion of wetland. Full extent of impacts will not be known until jurisdictional determination is completed, a wetland survey has been completed and is currently under review with the Army Corp of Engineers

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: Disturbance will be limited to the minimum necessary to construct the roadway and will be in accordance with all necessary regs

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: 0.04
- expected acreage of aquatic vegetation remaining after project completion: 1.33
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): Access road crossing wetland to rear of site where no wetlands exist
- proposed method of plant removal: in accordance with the NYSDEC and US Army Corp of Engineers
- if chemical/herbicide treatment will be used, specify product(s): N/A

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: \_\_\_\_\_ 57,750 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 (MCWA)
- 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: \_\_\_\_\_ 57,750 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: VanLare or Northwest Quadrant
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No



• Do existing sewer lines serve the project site?  Yes  No  
 • Will 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 \_\_\_\_\_ 8.6 acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ 37.2 acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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)?  
 on-site stormwater management facility  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • 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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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): \_\_\_\_\_

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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 \_\_\_\_\_ 0 \_\_\_\_\_ Proposed \_\_\_\_\_ 535 \_\_\_\_\_ Net increase/decrease \_\_\_\_\_ +535

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:  
Creation of new road to access all components of the site

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: \_\_\_\_\_  
Energy estimate will be provided upon completion of electrical engineers work

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

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

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

i. During Construction:

- Monday - Friday: \_\_\_\_\_ Business Hours \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ Industrial Use: Business Hours \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

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:  
During Construction: Randomly Mon-Fri during business hours from typical construction activity

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

---

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:  
Street lights, building mounted lights and parking lot lights for safety and security

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

---

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_ 4 tons per \_\_\_\_\_ total (unit of time)  
 • Operation : \_\_\_\_\_ 1 tons per \_\_\_\_\_ week (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: scrap metal recycling  
 \_\_\_\_\_  
 • Operation: cardboard/plastic recycling  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: dumpster - commercial pick up  
 \_\_\_\_\_  
 • Operation: dumpster - commercial pick up  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 On and near the site is forested, wetland, and agriculture. West of the project site is apartment complexes.  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	8.6	+8.6
• Forested	34.9	0	-34.9
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	26.3	+26.3
• 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)	2.3	2.3	0
• Non-vegetated (bare rock, earth or fill)	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:  
Red Maple Apartments (Independent living apartments for adults with disabilities), Elliotts Landing Apartments (Senior living)  
\_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 6.5 feet

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

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

Cayuga silt loam, 2 to 6 % slopes	32.5 %
Odessa silt loam, 0 to 3 % slopes	22.5 %
Ontario loam, 8 to 15 % slopes	10.2 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 2-4 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 26.7 % of site  
 Moderately Well Drained: \_\_\_\_\_ 36.7 % of site  
 Poorly Drained \_\_\_\_\_ 36.6 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 81.6 % of site  
 10-15%: \_\_\_\_\_ 10.2 % of site  
 15% or greater: \_\_\_\_\_ 8.2 % 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, 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: \_\_\_\_\_  
\_\_\_\_\_

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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>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____          _____  <i>ii.</i> Source(s) of description or evaluation: _____  <i>iii.</i> Extent of community/habitat:              • Currently: _____ acres              • Following completion of project as proposed: _____ acres              • Gain or loss (indicate + or -): _____ acres</p>	
<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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Species and listing (endangered or threatened): _____          _____          _____</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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Species and listing: _____          _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If yes, give a brief description of how the proposed action may affect that use: _____          _____</p>	
<b>E.3. Designated Public Resources On or Near Project Site</b>	
<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? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>          If Yes, provide county plus district name/number: MONRcn6</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>  <i>i.</i> If Yes: acreage(s) on project site? _____  <i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> Nature of the natural landmark:   <input type="checkbox"/> Biological Community   <input type="checkbox"/> Geological Feature  <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____          _____          _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>          If Yes:  <i>i.</i> CEA name: _____  <i>ii.</i> Basis for designation: _____  <i>iii.</i> 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?  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 Brian Bouchard Date 2-4-2021

Signature  Title Project Engineer





**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 - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
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]	Yes
E.3.a. [Agricultural District]	MONRcn6
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