

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: [X] Part 1 [] Part 2 [] Part 3

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

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

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Komarek Subdivision

Name of Action

Town of Middlesex

Name of Lead Agency

Print of Type Name of Responsible Officer of Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

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

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

NAME OF ACTION KOMAREK SUBDIVISION		
LOCATION OF ACTION (INCLUDE STREET ADDRESS, MUNICIPALITY AND COUNTY) EAST LAKE ROAD - TAX MAP # 2.003-1-2.1		
NAME OF APPLICANT/SPONSOR ANDREW KOMAREK		BUSINESS TELEPHONE ((315)986-8090
ADDRESS 2033 TURK HILL ROAD.		
CITY/PO FAIRPORT	STATE NY	ZIP CODE 14450
NAME OF OWNER (IF DIFFERENT) SAME AS ABOVE		BUSINESS TELEPHONE () -
ADDRESS		
CITY/PO		
DESCRIPTION OF ACTION IT IS THE INTENT OF MR. KOMAREK TO SUBDIVIDE HIS EXISTING PROPERTY INTO FOUR (4) RESIDENTIAL LOTS. THE PROPOSED LOTS RANGE IN APPROXIMATE SIZE FROM 1.9 ACRES TO 2.6 ACRES. THE EXISTING SITE IS LOCATED ON THE WEST SIDE OF EAST LAKE ROAD (TAX MAP #2.03-1-2.1) BETWEEN THE ROAD AND CANANDAIGUA LAKE. THE PARCEL IS APPROXIMATELY 8.5 ACRES, ZONED LAKE RESIDENTIAL (LR), HAS APPROXIMATELY 870 FEET OF FRONTAGE ON CANANDAIGUA LAKE, AND ACCESSED FROM EAST LAKE ROAD BY AN EXISTING SHARED DRIVEWAY. PRIOR TO THE OWNER'S PURCHASE OF THE PROPERTY IN 2007, THE SITE WAS PART OF A VINEYARD ALONG THE EAST SIDE OF CANANDAIGUA LAKE. THE SITE CONTAINS AN EXISTING DRIVEWAY, TRAM, AND STAIRCASE. THE SITE ALSO CONTAINS AN EXISTING ACCESS EASEMENT OVER BOTH THE STAIRCASE AND DRIVEWAY GRANTING PERPETUAL ACCESS TO CANANDAIGUA LAKE FOR THREE PARCELS LOCATED ON THE EAST SIDE OF EAST LAKE ROAD (TAX MAP# 2.03-1-21, 2.03-1-22, & 2.03-1-23).		

Please complete Each Question -- Indicate N.A. if not applicable

A. Site Description

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

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agricultural Other **Lake Front Residential**

2. Total acreage of project area: **8.5 acres. ±**

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	0.75 acres	acres
Forested	7.15 acres	5.5 acres
Agricultural (Includes orchards, cropland, pasture, etc.)	acres	acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	acres	acres
Water Surface Area	acres	acres
Unvegetated (Rock, earth of fill)	acres	acres
Roads, buildings and other paved surfaces	0.60 acres	1.0 acres
Other (Indicate type) LAWN & SEPTIC SYSTEM AREAS	acres	2.0 acres

3. What is predominant soil type(s) on project site? **CM - CAYUGA SILT LOAM 5%, LF - LANSING AND DANLEY 18%, LV - LORDSTOWN & MANLIUS 28%, SI - STEEP BROKEN LAND SOILS 48%, WATER - 1%**
- a. Soil drainage: Well drained **48** % of site Moderately well drained % of site
 Poorly drained **52** % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? **0** acres, (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No
a. What is depth to bedrock? **1' TO 3'** (in feet)
5. Approximate percentage of proposed project site with slopes: 0-10% **4%** 10-15% **1 %**
 15% or greater **95%**
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No
8. What is the depth of the water table? **UNKNOWN** (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to **NYSDEC**
Identify each species
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain
14. Does the present site include scenic views known to be important to the community?
 Yes No **(No unique scenic views different that any other parcel fronting Canandaigua Lake.)**
15. Streams within or contiguous to project area: **NA**
a. Name of Stream and name of River to which it is tributary
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name **Canandaigua Lake**
b. Size (In acres) **NA**
17. Is the site served by existing public utilities? Yes No
a. If **Yes**, does sufficient capacity exist to allow connection? Yes No
b. If **Yes**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
a. Total contiguous acreage owned or controlled by project sponsor **8.5** acres
b. Project acreage to be developed: **3.0** acres initially; **3.0** acres ultimately.
c. Project acreage to remain undeveloped **5.5** acres.
d. Length of project, in miles: **NA** (If appropriate)
e. If the project is an expansion, indicate percent of expansion proposed **NA%**;
f. Number of off-street parking spaces existing **4**; proposed **12**.
g. Maximum vehicular trips generated per hour **8** (upon completion of project)?
h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | 4 | | | |
| Ultimately | 4 | | | |
- i. Dimensions (in feet) of largest proposed structure < **35'** height; **25'** width; **45** length.
j. Linear feet of frontage along a public thoroughfare project will occupy is? **930'** ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? **None anticipated** tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No N/A
 a. If yes, for what intended purpose is the site being reclaimed? **Residential Lawn areas**
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from the site? **2.5** acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
 Yes No
6. If single phase project: Anticipated period of construction **NA** months, (including demolition).
7. If multi-phased:
 a. Total number of phases anticipated **4** (number).
 b. Anticipated date of commencement phase I **11** month **2012** year, (including demolition).
 c. Approximate completion date of final phase **11** month **2013** year.
 d. Is phase I functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No
9. Number of jobs generated: during construction **15**; after project is complete **0**.
10. Number of jobs eliminated by this project **0**.
11. Will project require relocation of any projects or facilities? Yes No
 If Yes, explain
12. Is surface liquid waste disposal involved? Yes No
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount
 b. Name of water body into which effluent will be discharged
13. Is subsurface liquid waste disposal involved? Type **Septic Systems** Yes No
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 If yes, Explain
15. Is project or any portion of project located in a 100 year flood plain? Yes No
16. Will the project generate solid waste? Yes No
 a. If yes, what is the amount per month? **0.27** tons (Estimate based on 4.5 pounds per day)
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name **Certified Waste Hauler** ; location **NYSDEC Approved Landfill**
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If yes, explain
17. Will the project involve the disposal of solid waste? Yes No
 a. If yes, what is the anticipated rate of disposal? _____ tons/month.
 b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No
19. Will project routinely produce odors (more than one hour per day)? Yes No
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No (During Construction)
21. Will project result in an increase in energy use? Yes No
 If yes, indicate type(s) **Additional Electric**
22. If water supply is from wells, indicate pumping capacity **To be determined** gallons/minute.
23. Total anticipated water usage per day **450** gallons/day.
24. Does project involve Local, State, or Federal funding? Yes No
 If yes, explain

25. Approvals Required

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Planning Board	July 2009
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Zoning Board	March 2012
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	NYS Department of Health	Approval Granted December 2012
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	Yates County Planning Board	Approval Granted September 22, 2011
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC	August 2012
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? Yes No
 If yes, indicated decision required:
 Zoning amendment Zoning variance New/revision of master plan Subdivision
 Site plan Special use permit Resource management plan Other
- What is the zoning classification(s) of the site? **Lake Residential (LR)**
- What is the maximum potential of the site if developed as permitted by the present zoning?
Eight residential lots
- What is the proposed zoning of the site? **Lake Residential**
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
NA
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Lake Residential (LR) & Agricultural/ Residential (AR)
- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? **4**
 a. What is the minimum lot size proposed? **1.9**
- Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No

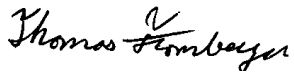
D. Informational Details

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

E. Verification

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

Applicant/Sponsor Name Andrew Komarek Date 10/17/12

Signature  - MRB Group P.C. Title Agent for Owner

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