



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. SP2026-012

Date 7/8/26

Applicant: Joshua Saxton, PE

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

Business Owner: ADI Realty, Inc.

Name: _____ Email: _____
92 Monroe Street Honeoye Falls, NY 14472
No. & Street City State Zip Code Phone Number

Business Name: ADI Realty, Inc. Joseph Micca

Business Address: 92 Monroe Street Honeoye Falls, NY 14472

No. & Street City State Zip Code
Property Owner: ADI Realty Inc. John Iaculli
Name: _____ Email: _____

4058 East Henrietta Road Henrietta, NY
No. & Street City State Zip Code Phone Number
Architect/Engineer: Passero Associates | Joshua Saxton, PE

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:

4058 East Henrietta Road Henrietta, NY
No. & Street City State Zip Code
190.090-0001-000-11 190.09-1-9.11 R-2-15
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: 2/2027

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

Article: V Section: 295 Subsection: 7 Paragraph: B4 of the Zoning Ordinance.

Description of Proposal: Multi-family Apartments at the development at 4058 East Henrietta Road.

Multiple Dwelling Applications – Dwelling Units per Acre: 11.3

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

Printed Name: Joshua Saxton, PE

Signature: Joshua Saxton 07/07/26

Twenzel

Received By

August 12, 2026

Date of Meeting*
(unless rescheduled)

6:00 pm

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. SP2024-013

Date 7/8/26

Applicant: Joshua Saxton, PE

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

Business Owner: ADI Realty, Inc.

Name Email
92 Monroe Street Honeoye Falls, NY 14472
No. & Street City State Zip Code Phone Number

Business Name: ADI Realty, Inc.

Business Address: 92 Monroe Street Honeoye Falls, NY 14472
No. & Street City State Zip Code

Property Owner: ADI Realty Inc.

Name Email
4058 East Henrietta Road Henrietta, NY
No. & Street City State Zip Code Phone Number

Architect/Engineer: Passero Associates | Joshua Saxton, PE

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:

4058 East Henrietta Road Henrietta, NY
No. & Street City State Zip Code
190.090-0001-009.11 190.09-1-9.11 R-2-15
Tax Map No. Zoning District

If property is under a purchase option, indicate date option expires: 2/2027

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

Article: V Section: 295 Subsection: 8 Paragraph: _____ of the Zoning Ordinance.

Description of Proposal: Multi-family Apartments | 4-Story 44-Unit (Mean Roof = 49') Whereas 35' is
allowed

Multiple Dwelling Applications – Dwelling Units per Acre: _____

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

Printed Name: Joshua Saxton, PE Signature: Joshua Saxton 07/07/26

TWenzel August 12, 2024 6:00 pm
Received By Date of Meeting* Time
(unless rescheduled)

*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/Business Owner: Passero Associates

By: Joshua Saxton, PE | Agent

Title: Project Manager

Dated: 07/07/26

Signed:  Joshua Saxton

Property Owner: ADI Realty, Inc.

By: John Iaculli

Title: MEMBER

Dated: 07/07/26

Signed:  John Iaculli

July 10, 2026

Town of Henrietta
Attn: Supervisor Schultz
475 Calkins Road
Rochester, NY 14623

RE: 4058 East Henrietta Road
Letter of Intent – Special Use Permits | Multifamily Housing

Dear Supervisor Schultz:

On behalf of our client, ADI Realty, Inc. , we respectfully submit the attached materials for Special Use Permits, for Multifamily Housing and Building Height at the next Board meeting on August 12, 2026.

The proposed project is a 112-unit multifamily development located at 4058 East Henrietta Road. The parcel is zoned Residential R-2-15. The project proposes surface parking, outdoor and indoor amenity spaces, and adequate stormwater management facilities.

Both special use permits will be required for the project. Multifamily Housing requires a permit, and given the anticipated density, and the parcel constraints, creating a building that exceeds the height requirements is needed.

In support of our request, please find attached:

- (1) Special Use Permit Applications
- (14) Letter of Intent
- (14) Site Plans and Elevations
- (14) Letter of Authorization
- (14) Statement of Applicant & Owner
- (14) Full EAF
- (1) Application Fee \$ 300 (\$100 for coordinated review)
- (1) PDF of Submission Materials

If you have any questions or require additional information regarding this matter, please do not hesitate to contact me at any time at (585) 325-1000. Thank you for your consideration.

Sincerely,



Joshua Saxton PE
Project Manager

JSpaf

CC: [redacted] John Antetomaso

June 16, 2026

Town of Henrietta
Attn: Town Boards
475 Calkins Road
Henrietta, NY 14467

Re: Letter of Authorization | Proposed location at 4058 East Henrietta Road
Tax ID: 190.09-1-9.11

To Whom It May Concern:

This letter serves as authorization for Passero Associates to submit the project known as 4058 East Henrietta Road to the Town of Henrietta Boards, on behalf of ADI Realty Inc. owner/manager of subject property. This authorization is provided to make all the necessary applications to all Town Boards, permits and approvals on our behalf.

Sincerely,

 *John Iaculli*

06/16/26

ADI Realty Inc.

July 8th, 2026

Town of Henrietta
Attn: Town Boards
475 Calkins Road
Henrietta, NY 14467

Re: Letter of Authorization | Proposed location at 4058 East Henrietta Road
Tax ID: 190.09-1-9.11

To Whom It May Concern:

This letter serves as authorization for Passero Associates to submit the project known as 4058 East Henrietta Road to the Town of Henrietta Boards, on behalf of Joesph Micca, applicant of development of subject property. This authorization is provided to make all the necessary applications to all Town Boards, permits and approvals on our behalf.

Sincerely,

 *Joseph Micca*

07/07/26



4058 East Henrietta Road
Henrietta, NY

Front Elevation
44-Unit Apartment



James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY



4058 East Henrietta Road
Henrietta, NY

Front Elevation
8-Unit Apartment



James Fahy Design Associates
Architecture & Engineering P.C.
Rochester, NY

	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CENTER LINE ROAD
	STRAK
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	SCHOOL BUS STOP
	TOP BANK OF RIVERINE
	STORM WATER MANAGEMENT AREA
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED PARKING CURB
	PROPOSED CONCRETE
	PROPOSED ACCESS RAMP
	PROPOSED PAVEMENT STRIPING
	PROPOSED CURB
	PROPOSED SIGN
	EXISTING SIGN
	PROPOSED STOP SIGN
	PROPOSED TRAFFIC
	PROPOSED BIKING MONUMENT LIGHT

TAX ACCOUNT NUMBER:	1900P-1-9-11
PARCEL ADDRESS:	408STATE STREET IN ROAD
MUNICIPALITY:	TOWN OF FENWICK A
COUNTY:	MICHIGAN COUNTY
TOTAL PARCEL AREA:	9.91 ACRES OR 447,685 SF
AREA OF DISTURBANCE:	48.10 ACRES OR 352,836 SF
EXISTING ZONING:	R-2-15
PROPOSED ZONING:	R-2-15
EXISTING USE:	SINGLE-FAMILY HOUSE
PROPOSED USE:	MULTIFAMILY APARTMENTS

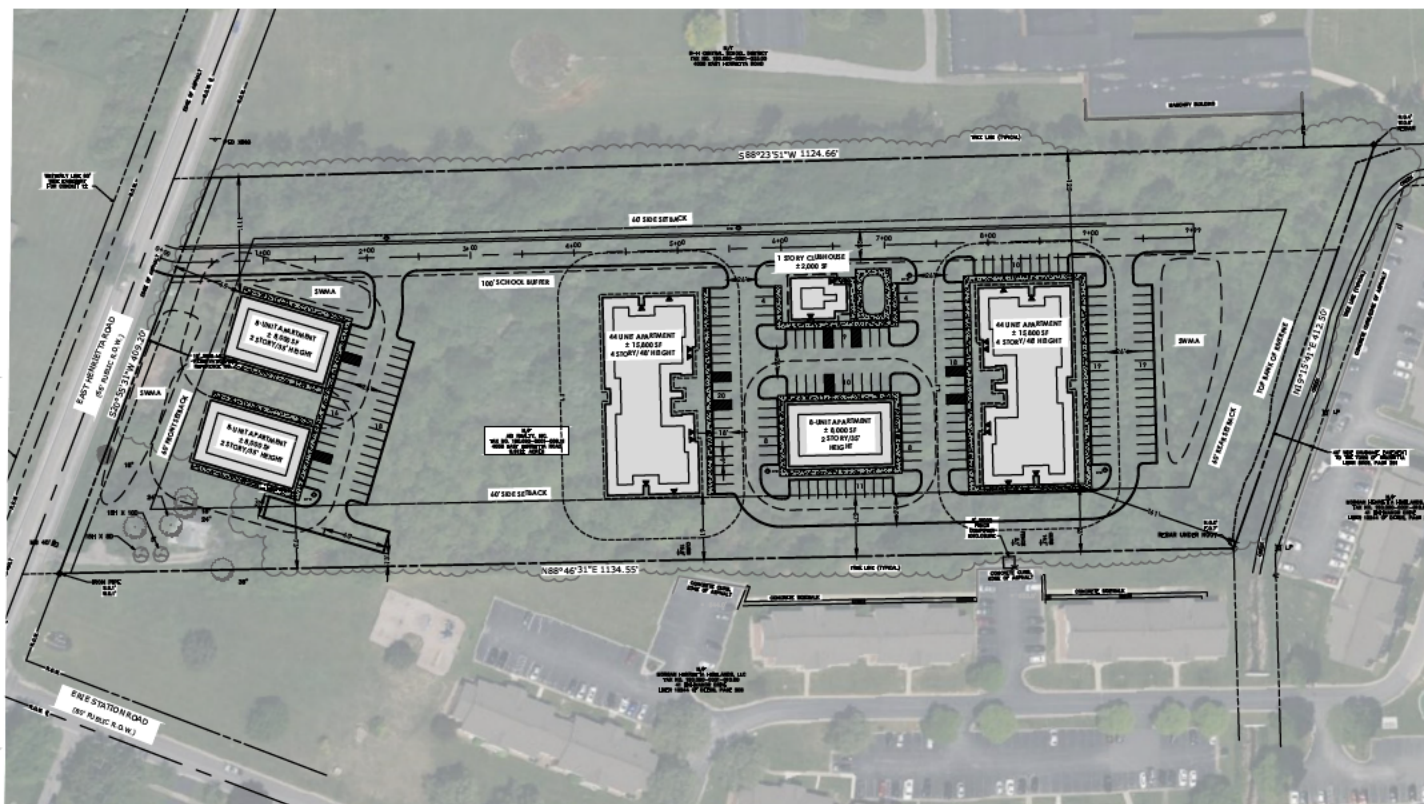
LOADING DISTRICT: S-2-15		
DOT		
WIDTH	75'	418'
AREA	12,000 SF	447,480 SF
GREEN SPACE	30% MIN	54%
RECREATIONAL OPEN SPACE	MINIMUM OF UNDEVELOPED OPEN SPACE	10%
BUILDING COVERAGE	30% MAX	13%
BUILDING		
ENTRANCE - FRONT	60'	40'
ENTRANCE - SIDE	40'	60'
ENTRANCE - REAR	40'	141'
HEIGHT	32' MAX	48'
DENSITY	13 DWELLING UNITS PER ACRES MAX	11.30 DWELLING UNITS PER ACRES
SEPARATION	40' FOUNDATION WALL TO FOUNDATION WALL	40'
FENCING		
ENTRANCE	60' ALL OBSCURE	57"
STALLS QTY	2.5 SPACES PER LINE + 200 SPACES	17,925 SPACES**
STALL SIZE	9'x16'	17,925 SPACES**
DRIVE ASSE WIDTH	34'	26'

** = REQUIRES VARIANCE
 RECHARGE'S MATCHES TO SCOURING 26' MATCH LINE
 REQUIRES VARIANCE

NOTE

STATE REGULATED WETLANDS (NYSDEC DWM):	X - RED CREEK AND TRIBE
FEDERALLY REGULATED WETLANDS (USFWS NHD):	X - REVEREND COUNTRY
FLOOD PLAIN (FEMA NFHL): RMA PANEL: 36055C0361 G DATED 06/28/2006	X
ENDANGERED SPECIES (NYSDEC DWM):	X

PUBLIC WATER PROVIDED BY:	MCWA
ELECTRIC SERVICE PROVIDED BY:	RCR
GAS SERVICE SUPPLIED BY:	RCR
SANITARY SEWER PROVIDED BY:	TOWN
STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE
ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY.	



LOCATION SKETCH

STAMP:

CLIENT:
ADI REALTY INC
92 MONROE STREET, HONEOYE
FALLS, NY 14472

Passero Associates

343 WEST MAIN ST., SLATY RD PO BOX 8878, NY 14614	(716) 338-1100 FAX: (716) 338-2031
PROJECT MANAGER: PROJECT ENGINEER:	JOHN A. SACKO, PE JAMES STEPHAN, PE A. J. SACKO, PE

[illegible]

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4058 EAST HENRIETTA
ROAD

MUNICIPALITY: HENBETTA

COUNTY: MONROE STATE: NY

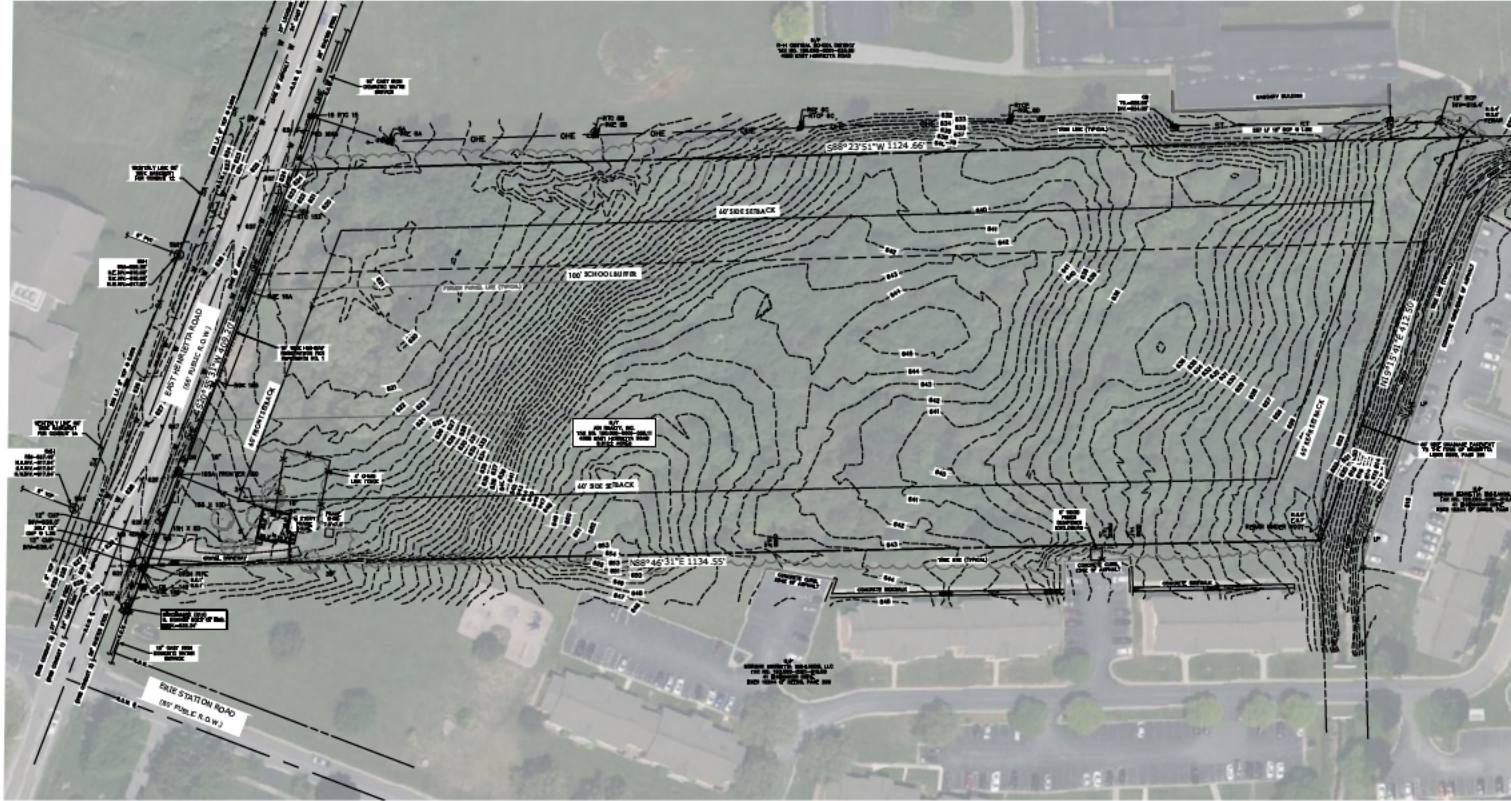
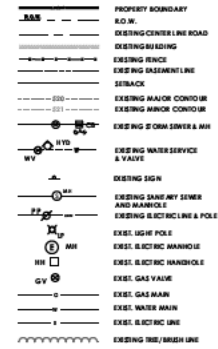
PREDICTED 20255130.0001

DRAWING NO.: C-100

MARCH 2024

SKETCH PLAN

LEGEND - EXISTING:



PASSERO
engineering architecture



STAMP:

CLIENT:
ADI BEAUTY INC
92 MONROE STREET, HONEOYE
FALLS, NY 14472

Passero Associates

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NO.	DATE	BY	DESCRIPTION

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**EXISTING
CONDITIONS**

**4058 EAST HENRIETTA
ROAD**

MUNICIPALITY: HENRIETTA
COUNTY: MONROE

PROJECT NO: 20255130.0001

DRAWING NO: C-100

DATE: MARCH 2026

SKETCH PLAN

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 that 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 following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 4058 East Henrietta Road Townhomes		
Project Location (describe and attach a general location map): 4058 East Henrietta Road (Tax Account 190.09-1-9.11)		
Brief Description of Proposed Action (include purpose or need): The proposed action involves redevelopment of an approximately 9.91-acre parcel currently used as a single-family residential property into a multifamily apartment development. The sketch plan shows two 44-unit apartment buildings, three 8-unit apartment buildings, a 1-story clubhouse, internal drives, surface parking, stormwater management areas, sidewalks/access areas, utilities, lighting, and related site improvements. If the shown layout remains unchanged, the plan depicts 112 dwelling units total.		
Name of Applicant/Sponsor: Joshua Saxton	Telephone: [REDACTED]	
	E-Mail: [REDACTED]	
Address: 242 West Main Street, Suite 100		
City/PO: Rochester	State: NY	Zip Code: 14614
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): ADI Realty, Inc.	Telephone:	
	E-Mail:	
Address: 92 Monroe Street		
City/PO: Honeoye Falls	State: NY	Zip Code: 14472

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 Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Henrietta Town Board	7/8/2026
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Henrietta Planning Board	9/2026
c. City, Town or ☐ Yes ☐ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No		
e. County agencies ☒ Yes ☐ No	MCWA, MCHD, MCPW	9/2026
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYS DOT	9/2026
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☐ No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that 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):

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No

If Yes, identify the elements of the plan that are relevant to the action:

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?

R-2-15

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, 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 Sheriff

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

d. What parks serve the project site?

Lookup 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)? Residential

b. a. Total acreage of the site of the proposed action? 9.91 acres
b. Total acreage to be physically disturbed? 8.10 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.91 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
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: _____ months

ii. If Yes:

- Total number of phases anticipated ² _____
- Anticipated commencement date of phase 1 (including demolition) ⁶ _____ month ¹ _____ year
- Anticipated completion date of final phase ⁰ _____ month ¹ _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

The first phase will building out the front portion of the parcel, as well as one of the larger apartment buildings. The second phase will complete the project scope.

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	_____	_____	_____	60
At completion of all phases	_____	_____	_____	52

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

If Yes,

i. Total number of structures _____

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

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Onsite stormwater storage

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: Surface runoff

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: ⁵⁰ _____ 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):

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: 12,320 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: 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: _____
Extension from water line on East Henrietta Road
- Source(s) of supply for the district: MCWA

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

If, Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 12,320 gallons/day

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

Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: Van Lare Wastewater Treatment

• 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: _____

Sanitary main extension to project site.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☒ No

If Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• What is the receiving water for the wastewater discharge? _____

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

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☒ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or ^{4.15}_____ acres (impervious surface)

_____ Square feet or ^{9.91}_____ acres (parcel size)

ii. Describe types of new point sources. **Drainage to East Henrietta Road and to Onsite Creek**

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

• 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) Heavy equipment, earth moving equipment ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) Power Generator, heating iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating) N/A	
g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☒ No If Yes: i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No ii. As calculated in the air permit application, the proposed action has the potential to emit: • _____ Tons/year (short tons) of carbon monoxide (CO) • _____ Tons/year (short tons) of oxides of nitrogen (NO_x) • _____ Tons/year (short tons) of particulate matter (PM-10, PM-2.5) • _____ Tons/year (short tons) of volatile organic compounds (VOC) • _____ Tons/year (short tons) of sulfur dioxide (SO₂) iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6NYCRR 200.1(ag))? ☐ Yes ☐ No If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: _____	
h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☒ No If Yes: i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): _____ ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: _____	
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 ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No	

k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ 750 kWh per month ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ Grid 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7-5</u> • Saturday: <u>NA</u> • Sunday: <u>NA</u> • Holidays: <u>NA</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>Residential</u> • Saturday: <u>Residential</u> • Sunday: <u>Residential</u> • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7-5</u> • Saturday: <u>NA</u> • Sunday: <u>NA</u> • Holidays: <u>NA</u>	ii. During Operations: • Monday - Friday: <u>Residential</u> • Saturday: <u>Residential</u> • Sunday: <u>Residential</u> • Holidays: _____
i. During Construction: • Monday - Friday: <u>7-5</u> • Saturday: <u>NA</u> • Sunday: <u>NA</u> • Holidays: <u>NA</u>	ii. During Operations: • Monday - Friday: <u>Residential</u> • Saturday: <u>Residential</u> • Sunday: <u>Residential</u> • 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: Onsite construction equipment during construction timeframe. ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: Trees will be removed from the project site.			
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: On building lighting, and lamp poles will be present on site. ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: Trees will be removed from the project site.			
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, insecticide) 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): Educational

ii. If mix of uses, generally describe:

b. Land uses and cover types on the project site.

Land use or Cover type	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
- Roads, buildings, and other paved or impervious surfaces (total) - Industrial or manufacturing - Commercial - Residential	0	4.41	+4.41
Forested	9.50	4.25	-5.25
Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		0.84	+0.84
Agricultural (includes active orchards, field, greenhouse, etc.)			
Surface water features (lakes, ponds, streams, rivers, etc.)	0.41	0.41	0
Wetlands (freshwater or tidal)			
Non-vegetated (bare rock, earth, or fill)			
Other, Describe: _____			

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? 10-15 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:

OnC	41	%
OnB	23	%
HiA	16.7	%

d. What is the average depth to the water table on the project site? Average: 6 feet

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

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site
☒ 10-15%: 35 % of site
☒ 15% or greater: 65 % 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 _____
- 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: _____

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site: <u>Deer</u> <u>Squirrels</u> 	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: - Currently: _____ acres - Following completion of project as proposed: _____ acres - Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If Yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYSO 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 New York 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

E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75

a. Is the project located within, or within ½ mile of, a disadvantaged community? ☐ Yes ☒ No

If No, could impacts(see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☒ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☒ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources

- noise from construction activities

ii. emissions of air pollutants including, mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts:

c. Do any of the State agency approvals identified in question B.g include any of the following DEC permits?

State Pollutant Discharge Elimination System (SPDES)

☐ Yes ☒ No

Solid Waste Management Facility

☐ Yes ☒ No

Hazardous Waste Management Facility

☐ Yes ☒ No

Air Pollution Control (Title V or Air State Facility)

☐ Yes ☒ No

Water Withdrawal over 20 MGD for Cooling Water

☐ Yes ☒ No

Waste Transporter

☐ Yes ☒ No

E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☐ No

d. Will the proposed action increase the vulnerability of human or ecological communities to the following:

- i. drought? ☐ Yes ☒ No
ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
iii. extreme storms, including high winds? ☐ Yes ☒ No
iv. landslides? ☐ Yes ☒ No
v. coastal erosion? ☐ Yes ☒ No
vi. stormwater flooding? ☐ Yes ☒ No
vii. other climate or weather hazards? ☐ Yes ☒ No If Yes, describe: _____

F. Additional Information

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

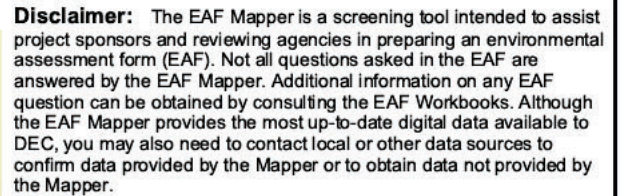
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Joshua Saxton Date 7/8/2026

Signature  Title Project Manager



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 - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the 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]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
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
E.4.a [Disadvantaged Community]	No