

State Environmental Quality Review  
Notice of Completion of Draft / Final EIS

**Project Number** \_\_\_\_\_

**Date:** February 24, 2016

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A  Draft or  Final (check one) Environmental Impact Statement has been completed and accepted by the Town of Middlesex Planning Board as lead agency, for the proposed action described below.

If a Draft EIS: Comments on the Draft EIS are requested and will be accepted by the contact person until \_\_\_\_\_

**Name of Action:**

Komarek Major Subdivision

**Description of Action:**

A 4-lot major subdivision of Tax I.D. No. 2.03-1-2.1, a property with steep slopes located within the Lake Residential ("LR") District ("Project"). The Project involves the creation of four (4) lots for single family residences, along with the construction of a private road to access each of the residences. The Project requires major subdivision approval, as well as numerous variances, site plan review, and a special use permit from the Zoning Board of Appeals ("ZBA") for the construction of the private road in the LR District.

**Location:** (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Komarek Subdivision, located on the west side of East Lake Road (Tax Map #2.03-1-2.1) between East Lake Road and Canandaigua Lake, directly across from #233 East Lake Road, Town of Middlesex, New York.

**Potential Environmental Impacts:**

- a. the Project may have potential impacts on land, as the majority of the property has steep slopes that are greater than 15% slopes, with some slopes being greater than 40% on the property; the property also contains bedrock that is exposed or generally within three (3) feet of the existing ground surface; and, finally, the depth to the water table is less than 3 feet in certain areas of the property; and
- b. the Project may affect unique or unusual land forms in that the steep slopes on the property contains cliffs that will be disturbed through the construction of the Project;
- c. the Project may have potential impacts to water quantity and quality through impacts to the groundwater resources, including, but not limited to, siltation or other discharges into Canandaigua Lake caused by the construction of the Project; additionally, the Project involves the construction of residential homes in an area without water and/or sewer services;
- d. the Project will alter drainage flow and patterns, as well as surface water runoff, as it will increase the impervious area on property that contains steep slopes, which may cause substantial erosion, increased storm water runoff, flooding and other drainage problems;
- e. the Project may have potential impacts to vegetation and wildlife through the removal of existing vegetation as part of the construction activities of the Project, which will impact the erosion and water drainage on the property with the steep slopes;
- f. the Project may impact public health and safety, as the Project must be designed to allow access by fire apparatus and emergency vehicles to the residences, which may not be feasible in light of the steep slopes on the property;
- g. the Project may have an impact on the growth or character of the community or neighborhood and impact, as it may create of a material conflict with a community's current plans or goals as officially approved or adopted;
- h. the Project could impact aesthetic resources;
- i. the Project is proposed to be constructed in stages that could exacerbate the potential environmental concerns referenced above due to the fact that there will be multiple rounds of construction that could cause erosion, siltation into Canandaigua Lake, and the like, through the construction activities.

**A copy of the Draft / Final EIS may be obtained from:**

Contact Person: Martin DeVinney, Planning Board Chair

Address: 1216 Route 245, P.O. Box 147, Middlesex, New York 14507

Telephone Number: (585) 554-3607

**A copy of this notice must be sent to:**

Department of Environmental Conservation, 625 Broadway, Albany, New York 12233-1750

Chief Executive Officer, Town/City/Village of Middlesex

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin, 625 Broadway, Albany, NY 12233-1750

**Copies of the Draft/Final EIS must be distributed according to 6NYCRR 617.12(b).**