



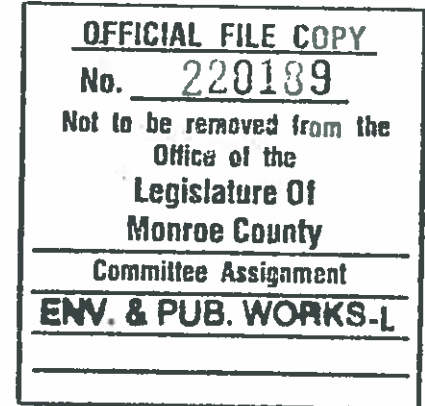
Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

May 6, 2022

To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614



Subject: Classification of Action and Determination of Significance Pursuant to the State Environmental Quality Review Act for the Sale of County Owned Surplus Real Property at the April 2022 Public Auction

Honorable Legislators:

I recommend that Your Honorable Body determine whether the sale of County owned surplus real property at the April 2022 Public Auction may have a significant adverse impact on the environment pursuant to the State Environmental Quality Review Act ("SEQRA").

The proposed sale is as follows:

Parcel

Offeror

TA # 134.19-1-8
296 Fisher Road
Town of Chili

Daniel J. Thomas, Jr.
P.O. Box 52
Spencerport, NY 14559

TA # 017.06-2-6
Lakeshore Drive
Town of Greece

Peter V. Howie
33 Lake Terrace
Rochester, NY 14617

TA # 059.03-4-28.2
1063 Long Pond Road
Town of Greece

SJMC Properties, LLC
1553 Manitou Road
Rochester, NY 14626

TA # 046.02-2-22
Ling Road
Town of Greece

Matthew J. Denker
153 North Plymouth Avenue
Rochester, NY 14614

TA # 060.40-3-30
100 Leonard Road
Town of Greece

Tanios Elias Sarkis
40 Trabold Road
Rochester, NY 14624

TA # 060.51-2-18
Rogene Street
TA #060.51-2-19
230 Rogene Street
Town of Greece

Mark C. Barrett
3224 Edgemere Drive
Rochester, NY 14612

TA # 012.04-2-7
Brick Schoolhouse Road
Town of Hamlin

Morgan Ricklefs
4336 Brick Schoolhouse Road
Hamlin, NY 14464

TA # 047.19-2-26
159 Montcalm Drive
Town of Irondequoit

Adam Kiley
33 Kearny Drive
Rochester, NY 14617

TA # 077.14-4-40
102 Orland Road
Town of Irondequoit

Sanata Homes, LLC
915 East Ridge Road
Rochester, NY 14621

TA # 092.10-3-64
136 Heberle Road
Town of Irondequoit

Far Out Custom Builders
10 Vanderlin Park
Rochester, NY 14622

TA # 216.07-2-58
40 Assembly Drive
TA #216.07-2-62
121 Assembly Drive
TA # 216.07-2-63
125 Assembly Drive
TA #216.07-2-64
109 Assembly Drive
TA #216.07-2-65
101 Assembly Drive

Marshall D. Gates III
170 Golf Avenue
Pittsford, NY 14534

TA # 086.04-2-5
3143 Brockport Spencerport Road
Town of Ogden

Edward Hershey
200 Sheridan Road
Bergen, NY 14416

TA # 043.04-2-13
59 Parma Center Road
Town of Parma

Nolan T. Ransom
2636 English Road
Rochester, NY 14616

TA # 155.04-1-13
Sanford Road South
TA #155.04-1-14
Sanford Road South
Town of Riga

Edward Hershey
200 Sheridan Road
Bergen, NY 14416

TA # 170.02-1-41
Palmer Road
Town of Riga

Keith F. Stein
3434 Iroquois Road
Caledonia, NY 14423

TA # 099.04-1-6
73 Swamp Road
Town of Sweden

Trenton Ortiz
236 Buffalo Road
Rochester, NY 14611

TA # 063.07-2-34
537 Vosburg Road
Town of Webster

Southwedge Holdings, LLC
214 Bayview Road
Rochester, NY 14609

TA # 139.78-1-13
216 East Maple Street
Village of East Rochester

Matthew J. Denker
153 North Plymouth Avenue
Rochester, NY 14614

The sale of real property located at the addresses defined above has been preliminarily classified as an Unlisted Action. The SEQRA regulations found at 6 NYCRR Part 617 requires that no agency shall carry out or approve an Action until it has complied with the requirements of SEQRA.

The specific legislative actions required are:

1. Determine that the sale of County owned surplus real property located at the above listed addresses is an Unlisted action.
2. Make a determination of significance regarding the sale of County owned surplus real property identified above pursuant to 6 NYCRR 617.7.
3. Authorize the County Executive, or his designee, to take such actions to comply with the requirements of the State Environmental Quality Review Act, including without limitation, the execution of documents and the filing, distribution and publication of the documents required under the State Environmental Quality Review Act, and any other actions to implement the intent of this resolution.

This designation will have no impact on the revenues or expenditures of the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive

Short Environmental Assessment Form

Part 1 - Project Information

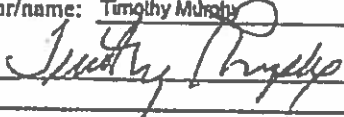
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Auction, sale, and conveyance of surplus real property by Monroe County			
Project Location (describe, and attach a location map):			
Fifty-one (51) parcels throughout Monroe County - See attached list.			
Brief Description of Proposed Action:			
Monroe County will conduct a public auction to sell fifty-one (51) scattered site parcels that are surplus real property owned by Monroe County. These parcels are individual parcels scattered throughout Monroe County. Upon conveyance, all parcels sold will be subject to municipal building and zoning controls which restrict the character of development on these parcels and requires permitting for uses that are outside of the present zoning.			
Name of Applicant or Sponsor:		Telephone: 585-753-1233	
Monroe County, NY		E-Mail: TMurphy@monroecounty.gov	
Address:			
39 West Main Street			
City/PO:		State:	Zip Code:
Rochester		NY	14614
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			0 acres
b. Total acreage to be physically disturbed?			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			- acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: 170.02-1-41 - Hotel Creek;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If public water is unavailable sites would be subject to NYS lot requirements regarding potable water and septic systems.			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If public sewer is unavailable sites would be subject to NYS lot requirements regarding potable water septic systems.			
12. a. 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?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
No alterations.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Superfund Sites: 828020 and 828158 are approximately .35 and .85 miles away from 045.43-3-9;-11;-16;-17.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Timothy Murphy</u> Date: <u>04/18/2022</u>		
Signature: <u></u> Title: <u>Director of Real Property</u>		

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Fifty-one parcels of real property will be publicly auctioned, sold, and conveyed. These parcels are scattered throughout Monroe County and are generally residential in nature. The environmental review of this action included preparation of an individual SEAF Part 1 for each parcel involved. This review indicated that some of these parcels are within a mile of state superfund sites, archaeologically sensitive sites, or historic properties; within a state-designated Critical Environmental Area, contain habitat of endangered species including the Bald Eagle and Least Bittern, and are within a 100 year flood plain.

The sale of these individual parcels will result in transfer of real property from Monroe County and private purchasers who will be subject to municipal building and zoning controls. The development of said parcels will be restricted by municipal zoning codes and all development that is not by right will be subject to permitting from the local municipality and may be subject to further environmental review.

Accordingly, the sale and conveyance of scattered site real property will have no significant adverse environmental impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Monroe County	
Name of Lead Agency	Date
Adam J. Bello	
Print or Type Name of Responsible Officer in Lead Agency	County Executive
	Title of Responsible Officer
	Patrick T. Gooch
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

CHILI	262200	173.04-1-12	12 MORGAN ROAD	311
CHILI	262200	132.20-1-3.2	189 GOLDEN ROAD	311
CHILI	262200	134.19-1-8	295 FISHER ROAD	311
GATES	262600	133.12-5-20	456 WESTSIDE DRIVE	311
GATES	262600	119.16-1-36	331 LETTINGTON AVE	312
GREECE	262800	017.06-2-39	113 LAKESHORE DRIVE	311
GREECE	262800	017.06-2-6	LAKESHORE DRIVE	312
GREECE	262800	046.02-2-22	LING ROAD	330
GREECE	262800	046.14-7-8	4485 DEWEY AVE	323
GREECE	262800	046.43-3-11	6 AMALIA (PVT) CT	311
GREECE	262800	046.43-3-16	5 AMALIA (PVT) CT	311
GREECE	262800	046.43-3-17	35 BRIMLEY MANOR (PVT)	311
GREECE	262800	046.43-3-9	2 AMALIA (PVT) CT	311
GREECE	262800	059.01-3-25.2	1504 ENGLISH RD	311
GREECE	262800	059.03-4-28.2	1063 LONG POND RD	311
GREECE	262800	060.56-1-36	124 SPARLING DR	311
GREECE	262800	074.13-1-17	58 LAURELHURST RD	311
GREECE	262800	088.02-1-10	287 ELMGROVE ROAD	311
GREECE	262800	088.02-1-11	288 ELMGROVE ROAD	311
GREECE	262800	088.02-2-25	272 ELMGROVE ROAD	311
GREECE	262800	088.02-2-27.1	ELMGROVE ROAD	311
GREECE	262800	088.02-2-27.2	MELWOOD DR	311
GREECE	262800	017.06-2-37.1	127 LAKESHORE DRIVE	311
GREECE	262800	046.14-9-3.1	1563 LATTI ROAD	311
GREECE	262800	058.01-1-42	1336 MANITOU ROAD	311
GREECE	262800	060.40-3-30	100 LEONARD ROAD	220
GREECE	262800	060.51-2-18	ROGENE STREET	311
GREECE	262800	060.51-2-19	230 ROGENE STREET	210
HAMLIN	263000	012.04-2-7	BRICK SCHOOLHOUSE RD	311
HAMLIN	263000	021.03-2-49.14	ROOSEVELT HWY	311
HAMLIN	263000	022.03-2-3.3	471 HAMLIN CENTER ROAD	311
HENRIETTA	263200	161.19-2-3	ST PATRICK DR	311

HENRIETTA	263200 189.04-1-16	WEST HENRIETTA ROAD	311
IRONDEQUOIT	263400 047.19-2-26	159 MONTCALM DRIVE	311
IRONDEQUOIT	263400 077.14-4-40	102 ORLAND ROAD	210
IRONDEQUOIT	263400 092.10-3-64	136 HEBERLE RD	311
IRONDEQUOIT	263400 092.15-2-23	19 HIGHVIEW DR	311
IRONDEQUOIT	263400 092.37-2-62	343 BENNETT AVE	311
IRONDEQUOIT	263400 062.93-1-9	51 INDIAN TRAIL	311
MENDON	263801 216.07-2-58	40 ASSEMBLY DRIVE	311
MENDON	263801 216.07-2-62	121 ASSEMBLY DRIVE	311
MENDON	263801 216.07-2-63	125 ASSEMBLY DRIVE	311
MENDON	263801 216.07-2-64	109 ASSEMBLY DRIVE	311
MENDON	263801 216.07-2-65	101 ASSEMBLY DRIVE	311
OGDEN	263889 086.04-2-5	3143 BROCKPORT SPENCERPORT	210
PARMA	264089 043.04-2-13	59 PARMA CENTER ROAD	311
PENFIELD	264200 095.04-2-30	1530 PLANK ROAD	311
PENFIELD	264200 110.03-1-47	3417 ATLANTIC AVE	311
RIGA	264889 155.04-1-13	SANFORD RD SOUTH	311
RIGA	264889 155.04-1-14	SANFORD RD SOUTH	311
RIGA	264889 170.02-1-41	PALMER ROAD	321
RIGA	264889 171.01-1-46	BETTERIDGE ROAD	314
SWEDEN	265289 089.04-1-6	73 SWAMP ROAD	314
SWEDEN	265289 113.01-1-39	75 CAPEN ROAD	314
WEBSTER	265489 048.20-1-12	LAKE ROAD	311
WEBSTER	265489	537 VOSBURG ROAD	311
WHEATLAND	265889 189.03-1-31	SCOTTSVILLE MUMFORD ROAD	

WHEATLAND

265689 208.15-1-73

GEORGE STREET

EAST ROCHESTER
EAST ROCHESTER

265801 139.78-1-13
265801 139.62-4-46

216 EAST MAPLE AVE
337 GARFIELD AVE

311
311