

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, New York 14424

## **ENVIRONMENTAL CONSERVATION BOARD MEETING MINUTES** *Established November 4, 2009*

**TUESDAY, NOVEMBER 3, 2022, 5:00 P.M.**  
**MINUTES—PREPARED NOVEMBER 21, 2022**

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**k. Referrals from the Planning Review Committee (PRC)**  
*Referred October 17, 2022*

**PLANNING BOARD FOR TUESDAY, NOVEMBER 22, 2022**

**CPN-22-077**      **Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Marie W. McNabb and Ernest C. Whitbeck, 560 Clover Hills Road, Rochester, N.Y. 14618; owner of property at 5285 Black Point Drive.**

TM #154.04-1-7.000

Requesting a Single-Stage Site Plan approval for the tear down of an existing structure and construction of a new single-family residence.

**Reviewer:** ECB Board

**Summary of Key Points:**

- Tear down and rebuild of family residence.
- Area is very steep down to lakeside where it is flat. House is on the flat area near the lake.
- They are keeping the garage, boathouse, and a significant dock.
- They are keeping to some of the existing footprints.
- There are steep slope areas on the property.
- There is a 12” culvert on the property.
- The house is in the flood zone.
- The Zoning Law Determination included that the staff could not determine from the submission the varying gradients in the steep slope protection areas (SSPA). Labeling of all SSPAs with their area as Moderately, Very, or Extremely Steep needed on plans. Also needed in narrative form on the plans is how all regulations in 220-8 have been addressed.

**Additional Comments from the ECB Meeting:**

- Ms. Miller asked if there was shale in this location. Ms. Rudolph said that there would be.
- Ms. Bonshak noted that the Zoning Law Determination included that the staff could not determine from the submission the varying gradients in the steep slope protection areas (SSPA). Labeling of all SSPAs with their area as Moderately, Very, or Extremely Steep needed on plans. Also needed in narrative form on the plans is how all regulations in 220-8 have been addressed.
- Mr. Damann noted that the excavations may cut into the steep slope area. The limit of disturbance needed for the whole excavation.
- Mr. Damann is concerned that the drainage area looks substantial with water coming off of it and is concerned about any soil going directly into the lake through the wash.
- Ms. Venezia asked if a slope analysis was needed and Ms. Bonshak said yes.
- Mr. Damann noted on the plans where a slope area was being stabilized with erosion control blankets. He also noted a rip rap swale to catch runoff and exits by the septic area.
- No variances being requested yet. But there may be some once slope analysis is done.
- Ms. Rudolph said she did not feel that this application is ready for the ECB to review.
- Mr. Damann asked if there was anything on the drainage on the back side of the house as there is a lot of water that will be collecting there.
- The ECB is sending this back to the applicant for more information before a review can be conducted.
- Ms. Miller and Mr. Kochersberger will visit the site.
- Ms. Venezia will see what she can find out about steep slopes on the site.
- Ms. Burkard said that the landscaping plan needed work. It contained fountain grass (NYS invasive species). The Japanese Kerria can also be invasive. Native species should be substituted. This too could be worked on and brought back.
- There was discussion about native and invasive species. Mr. Damann will see if he can locate some handouts for the Development Office. Ms. Burkard also said you can enter the botanical name and “invasive” into google to help figure out if various plants are invasive. Ms. Miller suggested having a list of native species available.
- Ms. Rudolph noted that any variances requested would also need to be known.
- Mr. Kochersberger said that building in the flood zone is not ideal.

- Mr. Damann noted that staying mostly the same footprint and keeping the garage are pluses.
- Ms. Burkard said that there were no renderings of views from the lake. Ms. Bonshak said that the applicant was asked for a viewshed analysis and nothing was received for viewshed compliance.
- Ms. Venezia said that the Architect, Mark Muller, is working on the shoreline letter.

**Recommendations:**

- The ECB feels that this application was not ready for them to review as steep slope information on the plans was missing and is required for an appropriate review. (Refer to the Zoning Law Determination for specific information.) The ECB suggests that this application be continued for review at the December 1, 2022 ECB meeting.
- The ECB suggests that the applicants update their landscaping plan as there are invasive species noted. New York State native species should be substituted.
- The ECB suggests that the applicant include a viewshed analysis including renderings of the lake view of the proposed home and landscaping.