

**ECB Review comments for meeting of April 1, PRC referrals**  
**S. Hooker, 4-2-21 DRAFT 3**

**CPN-20-058 Venezia Group for Lacrosse Circle site plan revision - Fox Ridge Phase 5B**

**Summary of key points:**

- Proposed site plan is a revision to the 12-lot subdivision plat which ECB reviewed in December 2020. The revised plan is for 11 lots rather than 12; lot lines and the roadway layout are revised.
- This subdivision was approved as a Conservation Subdivision; a portion of the original parcel has been annexed to an adjacent parcel #97.04-2-101.000 fronting on Lake Breeze Way. **Question - where is the conservation land associated with this subdivision and what are the conservation easement details for continued maintenance and responsibility?**
- ECB last reviewed the project in September 2020, an earlier site plan revision, and noted that the site has already been cleared. There are two relatively small areas of steep slopes - in the northeast corner and in the southernmost part of the parcel. The parcel is visible from the lake and the development is potentially visible on the ridgeline.
- A City water main runs through the parcel, and the lots boundaries and house sites have been adjusted to accommodate the easement.
- The site includes the high point of the Fox Ridge community and slopes down to the south, and then southeast and southwest from Lacrosse Circle.
- Surrounding properties are Fox Ridge homes on the south, Middle Cheshire Road homes on the west, the DAGR wooded parcel on the east, and an open lawn on the north.

**Environmental concerns noted at 9-3-20 meeting:** "This land was cleared for development over a decade ago and contains no significant natural resources other than slopes and a swale. It offers an opportunity for implementing best practices in storm water retention at the cul-de-sac center and at the swale at the site's low point." This remains a concern for ECB along with its possible effects on the ridgeline views from the lake.

**Recommendation:** ECB continues to encourage incorporating storm water retention and infiltration measures. The ECB welcomes the continuing efforts of the Development Office and the Town Engineer to apply high standards in the areas of drainage, landscaping and monitoring of the effects on views of the ridgeline from the lake. In addition the ECB advises that the details and responsibilities for the Conservation Land set aside as part of this subdivision be specified in the deed for the easement parcel and approved by the Town prior to the signing of the subdivision plat.

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**CPN-21-010 Aikey/Aura Solar - site plan review and special permit for solar array at 2980 County Rd. 10**

**Summary of key points:**



- ECB last reviewed this project in sketch site plan form in Dec. 2020. Summary comments were:
- “Sketch plan review for a large scale solar installation on a parcel of 27.5 acres, currently an open field
- Parcel has the lowest of five ratings (yellow) on the Lands of Conservation Value map.
- Area to the west, adjacent to Canandaigua Outlet, has some Floodplain Forest, but this site is better drained and rated as Outdoor Recreation on Ecological Communities map. Probably this is due to past use as race track (see aerial view).
- Surrounding uses are a mix of industrial, commercial and residential. A mini-storage complex is under construction on the parcel to the south.
- Adjacent parcel to the south and one a short distance to the west are already developed with solar farms, about 10 acres each. In both cases they are well buffered to be inconspicuous from County Road 47, though not well from County Road 10.
- No landscape buffer is proposed. “

Revisions since the December 2020 site plan include additional detail on wetlands designated within the site, new landscape provisions at the road frontage, and details of site fencing (8' chain link).

#### **Environmental concerns:**

From meeting of 12-3-20:

“These panels appear to be more tightly spaced than those on the adjacent parcels. What are the consequences in terms of infiltration and runoff?

How will ground covers and site drainage be handled?

What if any visual buffering is proposed at the street frontage and perimeter? “

Current comments:

- No information is included concerning the potential effects of spacing on the land and vegetation below
- No information is provided on the ground covers. Site drainage is addressed in the site plan.
- The revised plan under review addresses landscape buffering at the road frontage, though not at the perimeter.
- More detailed information on the wetland boundaries indicates that the west section of the parcel is a designated wetland, including areas identified as forested swamp (PFO), shrub bog (PSS) and pond (PUB), and a “Bergman-delineated federal wetland 2”, the largest of the wetland types. The Wetland Delineation Report included with the application materials indicates that the total area of the wetlands within the site is 1.5 acres, much of which the applicants propose to cover with solar panels.

#### **Recommendation:**

ECB continues to consider this a suitable site for a solar array. The revised plan is an improvement on the sketch plan in the areas of site drainage and visual buffering, at least from the east. The solar equipment at this scale will be a prominent visible feature from the north



approaches along County Road 10, and ECB suggests that a landscape buffer of low trees and/or shrubs with a maximum height of 8-12' be included within the north side setback. The panels will be less conspicuous from the south side view due to the recently built storage complex.

ECB remains concerned about the potential effects of the project on the roughly 1.5 acres of wetlands near the wet end of the property, and advises against site plan approval until the applicant can address the potential effects of the installation on the wetland. We recommend a revised plan with a reduced number of solar panels, keeping the solar panels away from all designated wetlands, or appropriate measures to mitigate the effects. We also suggest that the Planning Board require guidance from DEC and/or the Army Corp of Engineers identifying any appropriate boundaries within which the wetlands should be left undisturbed by erection of solar panels.

In light of the recent increase in the number and the size of solar farm proposals in the Town, the ECB recommends that the Town Board re-evaluate the Town's laws on solar farms, considering ways to steer such development to sites which will minimize the negative effects on our natural resources and open spaces such as woods, farms, wetlands.

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**CPN-21-018 Daigua, LLC - 3844 County Rd. 16, site plan review and variances for driveway alteration and lakefront area redevelopment**

**Summary of key points:**

- Application is for restoration of a second driveway at a parcel which fronts on two roads (CR16 and Wyffels), and for site improvements in the lakeshore portion of a lot divided by County Road 16.
- A variance is required for the setback between the road and the new accessory structure (restroom) in the lakefront part of the lot. The lot dimensions preclude the construction of any compliant structure, although many if not most of the similarly divided lots to the north and south have accessory structures within their lakefront sections.
- The parcel already has an attached and a detached garage plus an accessory structure (shed) of 341 sq. ft. The addition of a second accessory structure requires a variance.
- Site plan submission posted on the Board site does not include an existing conditions plan; this should be provided before Planning and Zoning Board reviews.
- The driveway modification adds a 10' wide paved driveway in place of a concrete paver path of 4-5' in width. Applicant indicates this change is proposed to address confusion around deliveries (the property has a CR16 address), and snow removal issues. Drainage is to a stone lined swale on the south side of the driveway, presumably piped at the east end under the remaining paver path and into the CR16 ditch. No drainage details or measures to mitigate the additional runoff are included in the site plan.