

community goals or enhancing the attractiveness of businesses, streets and other portions of the environment.

- Provide the regulatory framework to ensure the installation of safe and attractive outdoor lighting needed to protect the health, safety and welfare of the residents and visitors to the community.
- Provide specific guidelines for site plan applications and standards in regard to lighting in order to maximize the effectiveness of site lighting.
- Avoid unnecessary upward illumination and control unwanted illumination and light trespass onto neighboring properties, roadways and night sky.
- Have all exterior lights and illuminated signs designed, located, installed and directed in such a manner as to prevent unreasonable light trespass.

Ms. Marthaller requested that board members review the draft that had been sent via e-mail to them prior to the meeting. She said that Town Planner Eric Cooper will attend the April ECB meeting to review the draft and answer questions. His comments, and the comments of Code Enforcement Officer Chris Jensen, already appear on the draft.

Ms. Marthaller said that a question will concern the enforcement of the regulations on State Route 332 at the many automobile dealerships that are located along that portion of the road.

h. Referrals from the Planning Review Committee (PRC)
Referred February 18, 2020:

CPN-20-006 **Venezia & Associates, 366 N. Main Street, Canandaigua, N.Y. 14424, representing Roger and Kathleen Schutt, 90 Timber Lane, Hilton Head, South Carolina 29926; owners of property at 4526 County Road 16**
TM #140.07-1-5.100
Requesting a Single-Stage Site Plan approval for construction of a new single-family home.

Mr. Ritts presented this application and provided the following information:

The applicant is requesting to revise the previous subdivision approval and is requesting a Single-Stage Site Plan approval for construction of a new single-family home on a currently vacant parcel. There is a steep slope in the rear of the parcel. Construction of the new home will disturb approximately 23,200 square feet of which approximately 3,000 square feet is within the steep slope area.

Erosion control will consist of erosion control blankets on the steep slope area, a silt fence around the area of disturbance and a stabilized construction entrance.

A retaining wall no higher than five feet will be located on the northwest side of the property. A deck will be constructed off the front of the home.

Roof gutters and site drainage will surround the home and lead to an overflow dry well.

A landscape plan was not provided but it appears that some existing vegetation will be retained. Disturbed areas will be reseeded.

Ms. Hooker asked if the applicants have considered a rain garden to slow the flow of runoff and to avoid the concentrated drainage flow coming off the new home. The ECB reviewed the site plan to consider possible locations for a rain garden on the site.

Ms. Marthaller referred to the comments of Canandaigua Lake Watershed Inspector Tyler Ohle regarding “. . . the foundation/gutter drain and proposed soil grading of a swale are directed to a drywell uphill of the proposed leach area. This has the potential to increase hydraulic point loading, which could artificially raise the seasonal high water table. To the same effect, increased runoff from the asphalt driveway may impact the leach area. If these water mitigations practices, or lack of, remain unchanged this office is requesting a curtain drain to intercept the added stormwater. Proper separation distances between the curtain drain and leach area must be met in order to prevent ‘short circuiting’ of the onsite wastewater system”

Mr. Ohle also requested that the square footage of the proposed residence be provided to verify that it meets the increased design standards of the Town of Canandaigua’s On-site Wastewater Treatment Law, Section 202-6.

Ms. Marthaller also asked if the new home would have a different street address following the revision of the previous subdivision of the property.

ECB Comments: The ECB requests that the comments of the Canandaigua Lake Watershed Inspector be addressed, that a rain garden be considered in an appropriate location on the property to reduce the concentrated flow of stormwater, that a landscape plan be provided, and that a determination be provided regarding the street address of the new home.

CPN-20-007

**Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424, representing J. Summerhays, et. al, 24 Crestline Drive, Rochester, N.Y. 14618; owners of property at 4691 and 4695 N. Menteth Drive
TM #140.11-1-14
TM #140.11-1-15**