

Reviewer: Mr. Simpson. Photos shared by Mr. Simpson.

Summary of key points:

Current Conditions:

- R-1-30 Zoning
- Slopes about 10' from road to back of property line with a peak of 8%
- Honeoye loam which drains moderately well but has high erodibility

Scope of Work:

- Clear and prep lot for single family home
- Silt fence
- Concrete washout area
- Dry well (N) to SE of structure to be installed to accommodate runoff
- Within all setbacks
- Well below lot coverage limits

Environmental Concerns:

- Wooded lot
- Lot slopes down from Acorn Hill and is above neighboring lot to east, drainage and natural sheeting will carry stormwater to adjacent property

Additional Comments from the ECB Meeting:

- Mr. Simpson noted there are many mature trees on the property and some that had been removed in the past with stumps still visible.

Recommendations:

- Lot has many mature trees - look to keep as many as possible.
- In addition to dry well keep as much of a buffer as possible along East end to gather general property runoff

■ A motion to move this project forward with these recommendations from the ECB was made by Ms. Hooker, seconded by Ms. Davey. Voice vote carries.

CPN-21-071

Dehollander Design, 7346 Dryer Road, Victor, N.Y. 14564, owner of property at 0000 County Road 16 (4 lots)

TM #126.20-1-17.1

TM #126.20-1-17.2

TM #126.20-1-17.3

TM #126.20-1-17.4

Construct field access and Erosion Control to Lots #1–#4 from County Road 16. Field access is proposed to be 14 feet wide gravel, approximately 650 linear feet of driveway, disturbing approximately 13,000 square feet.

Reviewer: Ms. Hooker. Ms. Hooker shared photos.

Summary of key points:

- 4 lots have dense growth of successional shrub/immature hardwood forest, farmed up to mid 20th century.
- Three lots are approx. 1 acre, and the fourth (northernmost) is 1.5 acres.
- Proposed “field access” road passes up the slope through the westernmost of four lots, and extends to the north across the high end of the other three lots.
- 14’ wide gravel drive with drainage swale and check dams is proposed, passing through about 100’ of a steep slope area at the road end (15-20% slope) up to a flatter area at the upper end of the sloped site.
- A swath within the southernmost lot has been cleared already (see photo).

Environmental Concerns:

- Question: Is this the proposed path of a future common driveway for the four lots? If not, what is the intended future development
- Question: What is the intent of the “mowing limits” lines indicated on the site plan?
- Question: If intent is to clear the site beyond the “mowing limits” indicator, what provisions are proposed for erosion control?
- Question: Is the existing drainage ditch on the west side of County Road 16 along this subdivision adequate to handle the additional runoff from the future development of homes and driveways on these four lots?
- This is a site with some slope in excess of 15%, and with downhill properties along Davidson Landing which are more steeply sloped and which experience periodic flooding. ECB requests additional information from the applicant on the intended extent of clearing for future development and on the related drainage provisions to protect West Lake Road and downhill properties.

Additional Comments from the ECB Meeting:

- Ms. Bonshak said that the intent is for the access road to become a common driveway.
- Ms. Hooker pointed out that the slope was steepest by West Lake Road and then it evens out. She also pointed out that this is an area where drainage is a potential problem.

- Ms. Hooker said three of the lots are around one acre and the northern most is about 1.5 acres. She also noted that the initial clearing (approximately 50' wide) for the road is much wider than what is needed for a 14' driveway. She continued that the site plan notes a "mowing limit" in this area. She said she assumed that the house sites would be located in the cleared, "mowing area." Ms. Venezia wondered if the area was cleared to parking construction machinery. Ms. Hooker also wondered if the plan was to entirely clear the parcels. She continued that nearby parcels have been completely cleared for single-family homes that have a good view of the Lake and suggested that this may be the plan here too. As it isn't clear, she suggested that the Planning Board get more details and establish some ground rules from the onset. She said if we want to encourage them to keep some of the existing trees, the trees should be marked, protected, and be identified on the site plan.

Recommendations:

- ECB recommends that the Town require and review a sketch plan for future development of the site prior to approval of this preliminary roadway, with particular attention to compliance with the Steep Slopes Law.
- ECB recommends the preservation and protection of a significant number of existing trees on the site, particularly in the steep slope section.

■ A motion to move this project forward with these recommendations from the ECB was made by Ms. Davey, seconded by Ms. Venezia. Voice vote carries.

I. Old Business

1. ECB Page for Town Newsletter: September, October, November, December

September:	Topic: Blue-Green Algae and Lake Quality Report/Watershed Assoc. from Kevin Olvaney
October:	Topic: Recycling Pumpkins/Leaves/Xmas Trees by Ms. Venezia
November:	Topic: No Child Left Indoors by Ms. Davey
December:	TBD

Mr. Simpson noted that Kevin Olvaney submitted Lake quality information for the newsletter. He also noted that there were some false alarms for algae blooms that turned out to be look-a-like plant growth (duck weed and watermeal).

Ms. Venezia will work on the October article but is looking for additional content from the Board members.