

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.

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.

- The lakefront improvements include construction of a second dock and covered boat hoist, projecting close to the allowed limit, and addition of a 100' accessory structure for a rest room, with related steps and landscaping. Site work also includes adding substantial fill to the lakefront area to reduce the steeply sloped access path from the road down to the level lakefront. Also included is lining the lake bed with stone boulders in a 4' wide buffer zone mostly outside the mean high water line. **Question - Has DEC approved this shoreline plan?**

Environmental concerns:

- This is a large lot and the site will be in compliance with the lot coverage requirements, but the ECB questions the appropriateness of adding another accessory structure on top of the existing attached and detached garages and non-conforming shed of 341 sq. ft. (all on the west side of County Rd 16).
- The two large dock and hoist structures will give a congested appearance to the site from the lake side, and the lack of trees on the lakefront part of the lot is at odds with the intent of the lakeshore guidelines.
- No provisions are made to mitigate the additional runoff from the expanded driveway footprint.

Recommendation:

If the ZBA determines that the additional accessory structure is justified, the setback variance appears to be reasonable and consistent with the treatment of similar accessory buildings on nearby lakefront lots. The provision of an additional accessory structure when the existing accessory structure already exceeds the allowed size by 240', together with the unusually large concentration of dock structures, suggests overbuilding to the ECB. Removal of the existing shed appears to be a better option than granting of another variance. The delivery issue could be addressed by creation of a smaller drop-off and parking space at road level rather than a full driveway, and the ECB hesitates to support the case for the new driveway without additional measures to address runoff and without more background on the reasons why the earlier driveway in this location was built and then removed. The ECB recommends denial of the driveway variance request unless these matters are resolved.

CPN-21-020

Brian Beckwith, owner of property at 4611 Deuel Road - area variance for stream setback

Summary of key points:

- Requesting an Area Variance to erect a 30-foot x 32-foot x 19-foot pole barn.
- Proposed structure within the 100-foot watercourse setback (40 feet on the east and 32 feet on the south into the setback).
- Applicant noted that location of the stream limits placement of structure on the property.