

Mr. Schwartz said that he was contacted by Matthew Wendroff—an adjacent property owner—who expressed concern that trees that may be planted as a buffer could grow too high and block his view of the lake. Mr. Schwartz said that Mr. Wendroff suggested that low shrubs be planted as buffer vegetation.

Ms. Marthaller said that the Planning Board should consider whether one natural resource (land in active agricultural use) would be replaced by another natural resource. Ms. Hooker noted that a solar installation is harnessing a natural resource but that the installation itself is not be a natural resource.

Ms. Marthaller referred to the PRC minutes of July 17, 2017, which requires the applicant to demonstrate that the use of the land for the solar installation shall not cause a loss of valuable agricultural lands to the Town (Section [C] [1] of the Town of Canandaigua Solar Law).

Ms. Marthaller suggested that Mr. Cooper and Ms. Davey confer to determine the classification of the soils on this property. She also noted that resources are available to the Planning Board to determine the current agricultural value of the land.

Mr. Meszler informed the board that the land is useable farmland. He said that the land is under cultivation and that corn and hay are grown.

ECB Comments: The ECB notes that the application may not comply with the provisions of the Town of Canandaigua Steep Slope Protection Law. A determination may be required to resolve this issue. The ECB suggests that the Planning Board give consideration to adequate existing and additional vegetative buffering of the solar panels to protect the scenic view, taking into account the effects on the views of nearby property owners, as well as views of the site from elsewhere. The ECB also suggests that the Planning Board give consideration to Section (C) (1) of the Town of Canandaigua Solar Law regarding the potential loss of valuable agricultural lands.

CPN-043-17

Marathon Engineering (Eric W. Schaaf), 39 Cascade Drive, Rochester, N.Y. 14614, representing John Smith, 4519 Davidson Landing Drive, Canandaigua, N.Y. 14424, owner of property at 4519 Davidson Landing Drive
TM #126.20-1-15.200

Requesting a One-Stage Site Plan approval to construct a new 890-square-foot garage, reconfigure the existing driveway (removing 660± square feet of asphalt) and demolish an existing 220-square-foot shed.

Mr. Cooper reported that the Zoning Board of Appeals (ZBA) granted the applicant's Area Variances for front setback and for having an Accessory Structure in the front yard.

He noted that the parcel is entirely on a slope of 15 percent or greater.

Ms. Hooker expressed concern about the drainage channel that is located south of the new garage as depicted upon the site plan, and the potential for soil erosion and damage to the property of the adjacent owner during and after construction. She suggested that perhaps the garage could be relocated approximately 10 feet to the north which would provide a wider drainage channel. Mr. Cooper said that the ZBA granted the applicant's Area Variances based upon the existing site plan and that any change would require the applicant to apply to the ZBA for new variances.

Ms. Marthaller discussed the retaining wall and the Town Code requirements regarding depth, height and construction. She also said that the square footage of disturbance and the applicant's compliance with the Steep Slope Protection Law would be issues for the Planning Board's consideration.

The ECB also discussed stormwater runoff from the steep slope, and from the roof and gutters of the house and the garage.

ECB Comments: The ECB recommends that the Planning Board give consideration to the applicant's compliance with the Steep Slope Protection Law, the impact of soil erosion and damage to the adjacent property from the drainage channel along the southern edge of the property, the suggestion that the garage be relocated approximately 10 feet to the north to provide for a wider drainage channel and buffer along the south boundary line, and the possibility of expanding the rain garden to accommodate drainage from the north-facing slope of the garage roof and from the driveway.

k. OLD BUSINESS

Summer program: "Aquatic Invasive Species Identification and Prevention":

Thursday, August 10, 2017
Crouch Hall, Onanda Park (County Road 16)
6:00 p.m. to 8:00 p.m.

Speakers: Edith Davey (ECB member) and Dr. Bruce Gilman, Finger Lakes Community College and Canandaigua Lake Watershed Association/Finger Lakes Institute Watercraft Steward.

Ms. Marthaller reported that publicity about this event has been included in the newsletters of the Town of Canandaigua and the Canandaigua Lake Watershed Council, in the recent mailing of the Town water bills, and in several social media outlets.

Reprinting of Recycling Brochure:

Ms. Marthaller reported that the supply of 1,000 Town recycling brochures, which was initially expected to last about two years, is nearly depleted. She said that a reprint of 300