

Date: Nov. 1, 2018

Address: 4519 Davidson Landing Drive

Tax Map #: 126.20-1-15.200

Application #: CPN-18-074 Requesting an Area Variance and a Single-Stage Site Plan to enclose and reconfigure the existing lakeside porch, expand the house by 7 feet, construct an attached garage, reconfigure the driveway and remove an existing shed. Overall impervious surface is being reduced by 2,200 square feet due to restoration to grass. Area Variance for front setback from Davidson Landing (60 feet required, 24 feet proposed).

In accordance with Town of Canandaigua Town Code, Chapter 18, the Town of Canandaigua Environmental Conservation Board met on 11-1-18 to review and provide comment relative to a site plan review application for a setback variance and site plan approval. Review was based on:

- ⤴ Application materials on file as of 11-1-18
- ⤴ Property photos on file with Town Assessor and/or photos by Board member
- ⤴ Ontario County On-Cor maps
- ⤴ Town policies and environmental feature maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board – see attached check list

Comments:

1. This site is already more densely developed than the ECB considers desirable for a steeply sloped site, having two residences linked by an open breezeway plus a shed and an extensive paved driveway and parking area. The enlargement of the two houses and the addition of a garage expands upon this and sets a questionable precedent for future development on similar steeply sloped sites.
2. On the positive side, the removal of the existing shed and paved parking area and the return of this part of the site to permeable lawn produces a very small net decrease in permeable surface area, a desirable move.
3. The proposed garage is located partly in an area which is already paved, though the western portion requires extensive excavation within a steep sloped area.
4. The regrading of the driveway area and the direction of runoff through underground piping to the south is likely to further concentrate the runoff into the lake, with the possibility of erosive action along the lake bluff. This could be mitigated by further measures to encourage infiltration at the pipe outflow point.

Motion: The ECB commends the applicant on the positive steps taken to address the environmental concerns raised in our earlier review, mainly relocating the proposed garage away from the existing drainage swale. The fact that the proposal now includes expanding the living area in addition to the new garage dampens our enthusiasm for the design revisions. We are glad to see any overall reduction in lot coverage, no matter how slight, and encourage the Planning Board and ZBA to require strict conformance with the Town's lot coverage requirement (25%) where additional living space is proposed, even if a pre-existing non-conformity is in place.

The ECB also encourages strict adherence to the Steep Slope regulations, which are generally intended to discourage or tightly regulate the disturbance of slopes such as this one.



Looking south down driveway



Looking south toward site of new garage



Looking east toward parking area to be demolished and replaced with lawn.

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Ecological Communities	2018 Open Space Plan - Map 1, p. 9	Developed land
Regulated Resources	2018 Open Space Plan - Map 3, p. 19	NA
Streams, Ponds, Watersheds	2018 Open Space Plan - Map 5, p. 23	NA
Steep Slopes	2018 Open Space Plan - Map 6, p. 27	Site has slopes over 25%
Strategic Farmland Protection Area	2018 Open Space Plan - Map 7 p. 29	NA
Public and Protected Land	2018 Open Space Plan - Map 8 p. 30	NA
Scenic Views	2018 Open Space Plan - Map 9, p. 34	NA
Land Visible From Canandaigua Lake	2018 Open Space Plan - Map 10, p. 35	yes
Elevation	2018 Open Space Plan - Map 11, p. 36	Near lake level
Historic Sites	2018 Open Space Plan - Map 12, p. 38	NA
Forest Strategic Protection Area	2018 Open Space Plan - Map 13, p. 40	NA
Parcel Rating Map – Lands of Conservation Value	2018 Open Space Plan - Map 14, p. 43	Not rated

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Agricultural Lands	12-2016 Agricultural Enhancement Plan	NA
	Agricultural Soil Suitability Map 1 (p. 15)	
	Agricultural Soils Rating Map 8 (p. 55)	
	Natural Resources Rating Map 9 (p. 57)	
	Development Pressure Map 10 (p. 59)	
	Protected Land Rating Map 11 (p. 61)	
	Strategic Farmland Protection Area Map 7 (p. 53)	
PDR/ Conservation Easements	12-2016 Ag Plan, Map 11 (p. 61)	NA
Padelford Greenway	2015, Addendum to 2011 Comprehensive Plan Ag. Plan Map 7 (p. 53)	NA
Parks, Recreation and Trails	2018 Parks and Recreation Master Plan Update Trails map p. 84	NA
<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>

Comprehensive Plan Policies	8-2011 Comprehensive Plan Update	
	Environmental	
	Goal 1. Ensure the protection of the Town's natural resources	Proposal is not consistent with the Town's policy of discouraging construction on steep slopes along the lakeshore
	Goal 2. Protect Canandaigua Lake and its watershed as a major natural resource enjoyed by the Town and greater Canandaigua area.	Revised site plan is an improvement over earlier submission, in that it reduces impervious surfaces and maintains a greater setback from on-site swale, and in that it reduces the overall site coverage.
	Cultural and historic resources	
	Goal 3. Preserve the history of Town of Canandaigua and support the protection of significant historic properties	NA
	Goal 4. Promote awareness of the influences of our cultural heritage on the evolution of the Town and the greater Canandaigua area.	NA
	Open Space and Scenic Resources	
	Goal 5 - Conserve and maintain the land that provides critical open space and scenic resources as identified in the Prioritizing Farmland and Scenic Views report.	NA
	Goal 6 - Create a network of linkages for wildlife habitat, storm water management, scenic views and active recreational trails.	NA
	Goal 7 - Limit the expansion of sewer and water services to only those areas of the Town where increased growth and development is most appropriate.	NA

