

Overview

The applicant proposes to enclose and reconfigure the existing lakeside porch, expand the Davidson Landing Drive side of his house by 7 feet, and construct an attached garage. Other proposed sitework includes the removal of existing asphalt currently used for parking, the reconfiguration of the driveway, and removal of an existing shed.

This project will result in 2,900 +/- square feet of previously paved areas being restored to grass, and the overall impervious area is being reduced by 590 square feet – thus clearly demonstrating the applicant's intent to minimize any detrimental effects of this project as outlined in the Purpose Statement of the Steep Slope Protection Law.

Compliance with Steep Slope Protection Law Objectives

- 1) *Providing for the reasonable use of steep slopes while ensuring development will not induce soil erosion, unreasonably alter the natural topography of the area, require excessive grading, increase slope instability, increase stormwater runoff, contaminate surface waters or create onsite sewage treatment problems.*

The construction of an attached garage is a traditional and reasonable modification of a single-family residential property. A majority of the steep slope disturbance is associated with the proposed garage and driveway placement encroaching upon the existing bank on the north west side of the property. A portion of this bank will be replaced by a retaining wall; the remainder of the bank will be reinforced with geotextile fabric, rock and stone protection, and vegetation (approximately 1,400 square feet). These enhancements reduce the potential for erosion, slope failure and stream siltation and increase the overall stability of the bank. These benefits cannot be achieved without disturbance of the steep slope area.

Stormwater runoff is reduced as the overall impervious area is being reduced. There is no contamination of the surface waters, nor any impact to onsite sewage systems.

- 2) *Guarding against property damage and personal injury.*

The proposed improvements guard against property damage and personal injury by eliminating stormwater flow across pavement. The proposed storm structures capture water on the uphill side of the driveway, mitigating dangerous situations for vehicles and pedestrians caused by sheet drainage of water across the driveway.

- 3) *Minimizing the potential for erosion, slope failure, stream siltation, increased stormwater runoff, flooding, contamination of surface waters; and protecting the water quality of Canandaigua Lake and other downstream bodies of water.*

During construction, all appropriate measures will be taken to prevent contamination and protect the water quality of Canandaigua Lake.

Post construction, uncontrolled stormwater runoff will be reduced, the potential for erosion of the existing bank, slope failure and stream siltation will be reduced and the overall stability of the bank increased.

- 4) *Conserving existing steep slope woodlands for air and water quality benefits and the preservation of wildlife habitats.*

The steep slope areas for this project are not woodlands. As this is a developed site, this project has no appreciable impact on wildlife habitats.

- 5) *The improvements were designed to fit the existing natural elements of the site, rather than making the site fit the development goals of the landowner.*

The development goal for this project is simple – construction of an attached garage, which is a traditional enhancement to a single-family residence. The improvements have been designed to fit within the constraints of the site, minimizing the overall disturbance, preserving as many existing mature trees as practicable, while complying as much as possible with the zoning requirements.