

ECB Review comments for meeting of 9-3-20 - PRC referrals
S. Hooker, 8-31-20

CPN-20-033 Construction of a two-story pole barn within stream setback at 5010 Butler Road

Summary of key points:

- Proposal is to build a 2 story pole barn in the rear yard of an existing home.
- The entire 30' x 50' building lies within the required 100' stream setback, with the building 38.1' from the stream bank.
- The proposed use is storage.
- The site has mature trees and open lawn; one pine and two ash trees will be removed as part of the project. The area to the west of the barn site and across the property line is more densely wooded.
- The stream extends from the west side of Middle Cheshire Road to the lake, entering the lake to the south of Saddleback Drive. The upstream watershed for this stream is limited to properties fronting on Butler Road, Middle Cheshire Road, and portions of Crescent Circle (in Fox Ridge).

Environmental concerns: While this does not appear to be a particularly flood-prone stream, the 100' stream setback is a very important regulatory element in reducing flood risk and maintaining water quality in Canandaigua Lake. Given the ongoing increase in the severity of rainstorms, even streams that have not been flood-prone in the past may become problematic in the future and add to erosion, runoff and nutrient loading in the lake. The Town's Open Space Plan highlights the importance of maintaining a densely planted riparian buffer and encourages the Town to increase the setback to 150'.

Recommendation: ECB suggests that the applicant reconsider the location and size of the proposed barn to eliminate construction within 100 feet of the stream. It appears that there is ample space on the site for the barn to be relocated for compliance with the required stream setback as well as side setbacks. ECB also suggests that for any trees which are removed as part of the project, additional trees and shrubs be planted to replace them and to reinforce the protection of the stream banks.

CPN-20-053 Site Plan review for landscaping and regrading at 4977 Station House Road

Summary of key points:

- Home has a walk-out basement on the east side, with grade sloping up along the north and south basement level walls.
- Egress from basement area is through windows and into areaway with ladder access.
- Proposal is to regrade to lower the grade on north and south sides of the house. sufficiently for direct emergency egress through basement windows.
- Maximum height of excavation is c. 7'

- Retaining walls of up to 36" will be incorporated into regrading plan.

Environmental concerns:

- One ornamental tree on the north side of the house lies within the area to be regraded.
- Regrading of a sloped area has the potential for erosion; project must adhere to the Town's erosion protection standards.

Recommendation: ECB recommends that the existing tree be relocated on the site or replaced as part of the new landscape plan.

CPN-20-055 Area variances and Site Plan review replacement of detached garage at 5265 Menteth Drive

Summary of key points:

- Project is a modification to an overall site redevelopment including replacement of an existing home, already approved and in construction. It is located within the floodplain and the site includes the mouth of Menteth Creek.
- Existing garage is single story and approximately 15' x 22' (330 sq. ft), and has setbacks of less than 1 foot from the north and east property lines in the northeast corner.
- Four variances are required, for front setback (5.2' when 60' is required), side setback (5.2' when 10' is required), stream setback (18.25 ft. when 100' is required) and height (22 ft. when 16 ft. is required). The first three variances (setbacks) were already granted in 2013 as part of an earlier redevelopment proposal by a prior owner; these variances may be carried over to the current application.
- Proposed building is two story and approximately 15' x 30' (450 sq. ft.). Its first floor elevation is increased from c. 692' to 694' (minimum required height in a flood plain).
- Orientation of garage is shifted to be parallel to north boundary line, and driveway is shifted to the north. Three trees are proposed for removal.
- Fill will be provided to raise grade of driveway to meet a concrete slab at 694'.
- Adjacent two properties to the north both have substantial two-story garage structures (one later attached to the main house). Property to the south has a storage barn with loft.

Environmental concerns:

- The increase in size will raise the building coverage to 9.6%, while 15% is permitted, and will raise the lot coverage to 22.5%, while 25% is permitted.
- The creation of a raised pad for the storage building at 694' will cause flood waters above the existing elevation of 692' to be displaced to other areas of the site or adjacent parcels; this is also true of the main house. The local floodplain administrator has approved this in the case of the main house and will make a determination on this accessory structure proposal for compliance with local and federal floodplain laws.

Recommendation: ECB recommends replacement on the site of any trees removed as a result of the work. The overall redevelopment plan includes extensive new landscaping, so this may already be addressed. The proposed replacement structure appears to be consistent with the overall site redevelopment and the surrounding properties.

CPN-20-056 Site Plan review for new single family home at 5955 Knapp Road

Summary of key points:

- This is the easternmost of the lots in the 3-lot subdivision considered last month on the south side of Knapp Road. Lot is 10.935 acres, with 258 feet of road frontage.
- Site has an existing gravel drive and shed, which will be relocated on the site. Gravel drive will be retained and extended, with the first 30' paved.
- Existing site is wooded; clearing will be limited to the immediate area of the house and the proposed septic system between the house and the road.

Environmental concerns: None. Proposed development is consistent with Town's requirements and maintains the intact forest land through the great majority of the site.

Recommendation: Approval

CPN-20-058 Final subdivision (reconfiguration of approved layout) at Fox Ridge, Section 5B-3 (LaCrosse Circle)

Summary of key points:

- This is a revision to the originally approved site layout for Section 5B of the Fox Ridge subdivision. It would be helpful to have access to the original plan so as to understand what is changing.
- The site has already been cleared of major vegetation. There are two relatively small areas of steep slopes - in the northeast corner (Lots 8 and 9) and in the southernmost part of the parcel (Lot 12).
- A City water main runs north-south through the parcel, and the lots boundaries and house sites have been adjusted to accommodate the easement.
- The site slopes down to the south, and then southeast and southwest from LaCrosse Circle. Lot 7 is the high point.
- Surrounding properties are Fox Ridge homes on the south, Middle Cheshire Road homes on the west, the DAGR wooded parcel on the east, and an open lawn on the north.
- A grading and landscape plan would be helpful for understanding the proposed grading and treatment of the center of the large cul-de-sac.

Environmental concerns: This land was cleared for development over a decade ago and contains no significant natural resources other than slopes and a swale. It offers an opportunity

for implementing best practices in storm water retention at the cul-de-sac center and at the swale at the site's low point.

Recommendation: ECB encourages incorporating storm water retention and infiltration measures such as bioswales and rain gardens where appropriate on the site.