

- Ms. Venezia said that she believes that this is one of the areas in the town identified to direct development to—mixed use area. Mr. Simpson noted that this has been approved by the Town Board as it was in the MUO area.
- Mr. Simpson commented that possibly scaling this back to include some of the existing vegetation and possibly allowing the roadway to curve would be a better choice to slowdown the runoff on the roadway.
- Ms. Hooker asked if there was any plan to make this a conservation subdivision. Mr. Simpson says that did not come up in any conversations.
- Mr. Damann noted that a portion of this development will be viewable from the lake.
- Multiple members recommend scaling back the number of units and considering the ascetics of the development by adding more landscaping.

Recommendation:

- The ECB recommends that the applicant minimize disturbance/development in the steep slope areas.
- As large portions of the wooded areas will be removed, a concerted effort should be made in the landscape plan to mitigate the loss.
- The current design of the roadway may lead to surface water runoff issues during significant rain events. It is recommended that the applicant explore additional design to mitigate the surface water runoff at the site to lessen impacts to NYS-364 and surrounding properties.
- We also recommend that the applicant consider further measures to promote infiltration at the property to offset the amount of paved area at the site.

■ A motion to approve the recommendations was made by MS. VENEZIA, seconded by MS. DAVEY.

Motion carried by voice vote.

CPN-21-036

Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424; representing Canandaigua Country Club, owner of property at 3280 Fallbrook Park

TM #98.00-1-39.111

Requesting a Single-Stage Site Plan approval for a 40-foot x 80-foot event structure and renovated barn.

Report by Ms. Hooker and photos by Mr. Kochersberger.

Summary of key points:

- Application is for site plan review for site improvements at the southwest corner of the Canandaigua Country Club property. Project includes

replacing an existing tent with an open-air pavilion structure on an existing 40' x 80' concrete slab and related alterations inside and around an existing service building.

- Existing slab is 28' from the lake and 54' from Fall Brook, and is used for a variety of events, particularly weddings. A variance for lake setback was granted for the slab and tent. The service building is also located within the stream setback for Fall Brook, with a setback of 41 feet.
- Proposed alterations within the adjacent garage structure are to create event restrooms and a service kitchen for use in connection with special events.
- Pavement locations between the pavilion and the service building are reconfigured, but lot coverage remains unaltered. A sanitary sewer connection for the service building is included in the project.

Environmental concerns:

- Construction within the required setbacks from the lake and the stream is generally to be avoided for water quality best practices. The current project does not improve upon this encroachment, but does not make it any worse.

ECB Discussion:

- Ms. Shaw noted that there is not currently a roof in this location year-round. The proposed plans would have a year-round roof and she questioned if this would cause any runoff issues in those other times of the year (winter, spring, etc.). Mr. Simpson commented that perhaps this is where permeable surfaces could help mitigate that runoff. Ms. Davey noted French Drains around the base could also help.
- Mr. Damann commented on the storage of stockpile materials not be located next to the stream (as shown in the photos).
- Ms. Hooker added that the concrete slab was originally installed without permission and the owners had to ask to be forgiven after the fact.
- Because of the progression seen on the site, Mr. Damann questioned the future intent of this—will it be turned into a year-round facility.

Recommendation:

- In cases such as this with encroachment into the required stream and lake setbacks, ECB encourages mitigating measures such as the use of permeable pavers to maximize ground infiltration and avoid runoff directly into the lake during heavy storm events.
- In addition the ECB recommends that an in-ground drainage system for the perimeter of the building to be installed as part of the project.
- The ECB also recommends moving the material stockpile away from the stream area.

■ A motion to approve the recommendations was made by MS. DAVEY, seconded by MS. HOOKER.

Motion carried by voice vote.

CPN-21-037 **Venezia & Associates, 336 N. Main Street, Canandaigua, N.Y. 14424; representing Craig Palmer, 3366 Clover Street, Pittsford, N.Y. 14534; owner of property at 4157 Woolhouse Road**
TM #111.00-1-71.13
Requesting a Single-Stage Site Plan approval for construction of a new single-family residence.

No review needed by the ECB at this time.

CPN-21-038 **Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing Sidney C. Wilkin et. al., 5 Mullet Drive, Pittsford, N.Y. 14534; owners of property on Parrish Street Extension**
TM #97.02-2-2.000
Requesting a Sketch Plan Review of a proposed 51 single-family home Conservation Subdivision on 82.672 acres on the Wilkin “south parcel.”

Report by Mr. Damann and photos by Ms. Hooker.

Summary of key points:

- Requesting a Sketch Plan Review of a proposed 51 single-family home Conservation Subdivision on 82.672 acres on the Wilkin “south parcel.” Approximately 23 acres will be conserved area.
- Subdivision would be located on southern side of Parish Street Extension opposite of the proposed Wilkin “north parcel” (92 residential single-family townhouses being developed by Morrell Builders).
- Parcel is located across from the William Gorham Home.
- A wetland delineation will be conducted for the site plan.

Environmental concerns:

- Per Sketch plan the number of proposed lots (51) exceeds the number of allowable lots (47).
- The property is identified in the scenic viewsheds of the Open Space Master Plan.
- Property contains environmentally sensitive lands including regulated wetlands (deep emergent marsh) and northern hardwood forest. Building lots on the eastern portion of the parcel are located adjacent to/within these lands.