

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

ENVIRONMENTAL CONSERVATION BOARD MEETING MINUTES

Established November 4, 2009

TUESDAY, NOVEMBER 3, 2022, 5:00 P.M.

MINUTES—PREPARED NOVEMBER 21, 2022

k. Referrals from the Planning Review Committee (PRC)

Referred October 17, 2022

PLANNING BOARD FOR TUESDAY, NOVEMBER 22, 2022

CPN-22-075

BME Associates, c/o Aaron P. Beyler EIT, 10 Lift Bridge Lane East, Fairport, N.Y. 14450; representing Keir P. Meisner and Leah V. Perkins, 910 Taylor Rise, Victor, N.Y. 14564; owners of property at 6240 Fisher Hill Road.

TM #111.00-1-61.100

Requesting a Single-Stage Site Plan approval for the construction of a single-family home with an onsite private wastewater treatment system and private well on a 20±-acre parcel.

Reviewer: ECB Board

Summary of Key Points:

- No variances requested.
- Large parcel, 20-acre. Woodland areas on property.

Additional Comments from the ECB Meeting:

- There is a giant garden on the property.
- Ms. Bonshak said that the applicant was asked to update the plans with the tree lines and existing conditions. She also said an updated landscaping plan was not yet received. Applicants felt landscaping was what already was there.
- Ms. Burkard said that the landscaping plan was needed as knowing their plans, like for example if they were creating large grass lawns, was important.
- Ms. Burkard asked if the house was in the scenic viewshed as it was on a higher point on the parcel. Ms. Bonshak said it was not.
- Mr. Kochersberger said that driving by the site it did not look steep but they are putting in checkdams for the driveway.

- There was discussion about adding additional layers to Oncor.
- Ms. Miller noted that a septic system was being installed. She asked if any of the nearby streams were endangered by the septic system. The parcel is 20 acres and is large so no.
- Ms. Burkard suggested adding some native shrubs and trees, as no landscaping plan was shared. Ms. Miller suggested adding natural wildflower meadows. Discussion about landscaping/native grasses used on a Tichenor Point property.
- Mr. Kochersberger suggested that owners should consider geothermal or heat pumps. Solar on the southern exposed roof can also be considered. There was discussion about adding this to checklists as well as cutoffs for gas hookups for homes will happen in soon. New builds should consider these HVAC installations. The discussion about a potential public program to share information/education with the public on this topic. Inclusion as an article in the town e-newsletter also mentioned.
- Mr. Damann noted that the swale looks like it may have been created a long time ago for drainage. It is not a waterway.
- Ms. Burkard asked if they are cutting into the block of trees on the property. Ms. Bonshak said that they are not.

Recommendations:

- ECB strongly recommends that a landscaping plan be submitted. The ECB should review and give feedback on the landscaping plan before final signatures. Any landscaping should include native shrubs, trees, and other indigenous vegetation.
- The ECB strongly advises the installation of geothermal with this home as it would be ideal with this site.