

Amanda Catalfamo

From: Kevin L. Olvany [klo@canandaiguanewyork.gov]
Sent: Tuesday, November 17, 2015 6:14 PM
To: 'dod@townofcanandaigua.org'; acatalfamo@townofcanandaigua.org
Subject: Wegman ZBA Variance request

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Doug and Canandaigua ZBA members:

I have reviewed the plans dated 10/22/15 for the 4895 County Road 16- Wegman residence along with making a site visit on November 16th with Chris Jensen, Code Enforcement Officer and Mr. Rosetti of Fisher Associates to review the variance requests. Based on this review and site visit I offer the following comments:

- Watercourse and lake setbacks are important features within a zoning code to protect our water resources and ecosystems and therefore need to be respected. The current zoning setback for structures of 100 feet from the bed of a stream is intended to protect structures from flooding, protect the natural forested riparian corridor for the stream system and reduce the potential for polluted runoff from these structures to negatively impact the stream and/or lake. The lake setback of 60 feet for lots of this size has the same protection principles.
- The Town recently expanded the definition of structures to go beyond buildings and include impervious and semi impervious cover areas such as hardscape terraces, decks and pools.
- The site walk documented that the area where the pool and the terrace is probably not subject to flooding and will not exacerbate flooding- however more detail should be provided by the applicant to document that these structures will not be subject to or exacerbate any flooding issues. One major area of concern would be the walking bridge that is just upstream of the work area. This bridge has the potential to act as debris jam and force water to flow out of the stream and into this area. The applicant should evaluate this potential as part of the variance request.
- The applicant has provided some information about a drywell/chamber system to collect and treat runoff from the terrace area. The garage development should also receive water quality treatment and should be included in the design calculations. One of the possibilities discussed was a combination rain garden and dry well system to provide for the proper level of water quality treatment.
- The current affected riparian corridor is a mowed lawn area. This does not have a high natural value except to limit any erosion from the riparian corridor. If a variance is considered, natural enhancements to the remaining riparian corridor both upstream and downstream should also be mandated if the ZBA considers granting any level of a variance
- Will the fence require any removal of ground cover or existing vegetation or impact the root systems of the vegetation. Will this be in the flood corridor?
- The 60 foot lake set back should be a guiding principle if the ZBA considers granting a stream set back variance. It is critical that we maintain at least this level of setback from this natural dynamic system in case mother nature wants to move the stream over during future storm events.
- One of the items we discussed with the applicant to reduce the variance was reducing the southern extent of the stone terrace and shaping it to mimic the stream curvature.
- We also talked about reducing the length of the pool in order to reduce the extent of the variance.
- Other options to help mitigate any impacts would be to treat some of the existing runoff from the roof area before it enters the stream/lake utilizing dry wells and rain gardens

I apologize for the lateness of these comments and would be willing to meet with the ZBA and/or Fisher Associates to review these comments in more detail.

Sincerely,
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