

**Environmental Conservation Board
Review Report and Findings**

CPN-18-041 **Grove Engineering, 8677 State Route 53, Naples, N.Y. 14512, representing Steven Smith, 3891 Middle Cheshire Road, Canandaigua, N.Y. 14424, owner of property at 6050 Goff Road**
TM #139.00-1-34.210
Requesting an Area Variance (Zoning Board of Appeals) and a Single-Stage Site Plan approval (Planning Board) for construction of a new single-family dwelling

Review was based on:

- Application materials on file as of 7-5-18
- Property photos on file with Town Assessor
- Ontario County On-Cor maps
- Town policies and environmental feature maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board – see attached check list

Findings, based on review of maps in draft Open Space Plan:

1. Conservation value rating for the parcel is 2 out of 5 (low)
2. Ecological Community for the parcel is partly Northern Hardwood Forest, partly Successional Old Fields, but aerial photo in OnCor shows limited forest areas.
3. There is a Class C stream and gully on the property. The home maintains a setback of 150' plus from the rim of the gully.
4. The parcel has some steep slopes, but the plan locates the building and site plan away from the slopes, with the exception of the pipe linking the home to the septic field, which goes through a steep and wooded zone.
5. Parcel is within the Strategic Forest Protection Area, but the home and septic field are sited in relatively open areas.
6. Agricultural soil suitability is Prime Farmland if Drained/Farmland of Statewide Importance.

7. Site has views of Canandaigua Lake and portions can be seen from Canandaigua Lake (distantly).
8. Nearest PDR is Hick Farm (one mile plus)

Motion:

■ A motion was made by MR. DAMANN, seconded by MS. DAVEY, that the Environmental Conservation Board recommends that this application move forward with comments.

Motion carried by voice vote.

Comments:

1. ECB anticipates no adverse environmental conservation impacts.
2. Septic field siting requires crossing a steep slope area for connecting pipe. ECB notes need to minimize disturbance in this area.

ENVIRONMENTAL CONSERVATION BOARD WORKSHEET

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Conservation Value	2018 Open Space Plan - Map 14, p. 43	Low
Ecological Communities	2018 Open Space Plan - Map 1, p. 9	Hardwood forest, successional old field (not per OnCor map)
Wetlands	2018 Open Space Plan - Map 2, p.13	NA
	12-2011 NRI Report	
	NYSDEC Wetlands Map (p. 23)	NA
	Federal Wetlands Map (p. 24)	NA
	FEMA Flood Hazard Areas Map (p. 25)	NA
Surface Water	2018 Open Space Plan - Map 5, p. 23	Class C stream on property, setback OK
	12-2011 NRI Report	
	Surface Water Map (p. 26)	
Slopes	2018 Open Space Plan - Map 6, p. 27	project avoids steep slopes except for line to septic field
	12-2011 NRI Report	NA
	Slopes Map (p. 27)	
Forested Areas	2018 Open Space Plan - Maps 2-3, p. 13, 17	Some successional hardwood forest on property (not per OnCor map)
	2018 Open Space Plan - Map 13 Strategic Forest Protection Area – p. 40	Within SFPA
	12-2011 NRI Report	NA
	Forested Areas Map (p. 28)	
Scenic Views	2018 Open Space Plan - Maps 9-10, p. 34-35	Some scenic views on site, visible from lake
	2-2004 Farmland and Open Space Conservation Program	
	Scenic View Inventory (35 views) (p. 48)	NA
	12-2006 Prioritizing Farmland and Scenic Views Report	
	Scenic Views Scorecard Summary (21 views) (p.10)	NA
Ridgelines	2-2004 Farmland and Open Space Conservation Program	
	Lands of Conservation Interest Map (p. 32) Topographic Features (p. 35)	NA
Historic and Cultural Resources	2018 Open Space Plan - Map 12, p. 38	NA
	8-2011 Comprehensive Plan Update	
	Cultural and Historic Resources Map (p. 23)	NA

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Agricultural Lands	2018 Open Space Plan - Map 7, p. 29	NA
	12-2016 Agricultural Enhancement Plan	
	Agricultural Soil Suitability Map 1 (p. 15)	NA
	Agricultural Soils Rating Map 8 (p. 55)	NA
	Natural Resources Rating Map 9 (p. 57)	NA
	Development Pressure Map 10 (p. 59)	NA
	Protected Land Rating Map 11 (p. 61)	NA
	Strategic Farmland Protection Area Map 7 (p. 53)	NA
PDR/ Conservation Easements	12-2016 Ag Plan, Map 11 (p. 61)	Nearest PDR is Hicks farm
Padelford Greenway	2015, Addendum to 2011 Comprehensive Plan Ag. Plan Map 7 (p. 53)	NA
Parks, Recreation and Trails	2018 Parks and Recreation Master Plan Update Trails map p. 84	NA
Comprehensive Plan Policies	8-2011 Comprehensive Plan Update	
	Environmental	
	Goal 1. Ensure the protection of the Town's natural resources	Stream protection? Scenic view?
	Goal 2. Protect Canandaigua Lake and its watershed as a major natural resource enjoyed by the Town and greater Canandaigua area.	Stream protection?
	Cultural and historic resources	
	Goal 3. Preserve the history of Town of Canandaigua and support the protection of significant historic properties	NA
	Goal 4. Promote awareness of the influences of our cultural heritage on the evolution of the Town and the greater Canandaigua area.	NA
	Open Space and Scenic Resources	
	Goal 5 - Conserve and maintain the land that provides critical open space and scenic resources as identified in the Prioritizing Farmland and Scenic Views report.	NA
	Goal 6 - Create a network of linkages for wildlife habitat, storm water management, scenic views and active recreational trails.	NA
	Goal 7 - Limit the expansion of sewer and water services to only those areas of the Town where increased growth and development is most appropriate.	NA