

Environmental concerns: None

Recommendation: No comments

CPN-20-047

Eileen M. Baitsholts, 21 Spyglass Hill, Fairport, N.Y. 14450; owner of property at 5955 Knapp Road

TM #125.00-1-38.000

Requesting a Single-Stage Subdivision approval to subdivide a 49.90-acre parent parcel to create Proposed Lot #1 at 10.959 acres, Proposed Lot #2 at 27.677 acres and Proposed Lot #3 at 10.935 acres.

Summary of key points:

Parcel is about 50 acres of woods with about 1,041 feet of road frontage and a single home, pole barn and pond close to the road.

Proposal is to divide the parcel into three north-south lots, with the center one being about 28 acres and the other two being about 11 acres each.

Westernmost lot has an existing cabin and easternmost lot has an existing shed. Subdivision lines are positioned so these are just outside the setback limits assuming these are considered accessory structures.

Parcel is subject to the Conservation Subdivision process due to presence of protected natural resources on more than 10% of the parcel. A Waiver has been requested for the provision concerning the extra long and thin proportions of the lots, and for review requirements concerning Conservation Subdivisions.

Land is Successional Northern Hardwood Forest, part of an extensive wooded area between Route 64 in Bristol and Route 21. It falls within the Strategic Forest Protection Area (Map 13 in Open Space Plan).

A Class C stream with steep slopes crosses Lots 2 and 3. Steep slope area (over 10% slopes) is approximately 14 acres.

This site is part of the section of the town with the highest elevations - 1,400 feet plus.

The parcel is rated dark green (third of five categories in the parcel rating system in the Open Space Plan). It is #73 from the highest out of 1,587 ranked parcels. Key features contributing to the rating are its woods, stream and slopes. Potential lake vistas also counts, although the woods preclude scenic views at present.

Environmental concerns: One of the greatest threats to the Town's forest lands is fragmentation, in which large wooded parcels are subdivided and subsequently cleared and developed or farmed. Since there is no Town water and sewer on Knapp Road, the danger of major clearing for residential development is low. As long as the future house sites remain close to the road frontage, the creation of two 11 acre parcels on either side of the larger central parcel does not pose an immediate threat to natural resources. However, this parcel offers a great opportunity for a conservation easement to ensure that the wooded land on all three parcels remains largely intact.

Recommendation: ECB recommends that the Conservation Easement Team be asked to contact the property owner about the idea of placing an easement on these three parcels prior to subdivision.