

The ECB comments on the 2018 application were included in the agenda for the meeting this afternoon, as follows:

ECB Comments, February 1, 2018: The ECB suggested that the applicant provide additional information on the visual impact of the project regarding the lake views of adjoining properties, to help the Planning Board understand and evaluate the impact of the proposed 195-foot dock. This could be done in the form of existing photos, supplemented to add the proposed dock with boats. The ECB questioned the future intent of the applicant by noting that although the applicant is requesting 10 boat slips at this time, a Tier 2 assignment allows for up to a maximum of 60 slips.

ECB Comments, December 5, 2019: The ECB suggests that the applicant provide renderings to depict the visual impact of the dock upon the views from the neighboring property owners. This request is more pertinent now than in 2018 because of the increase in the length of the dock.

CPN-19-081 Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424, representing DAGR LLC, 5810 Goodale Road, Canandaigua, N.Y. 14424, owner of property at Lacrosse Circle/Bedford Drive Extension
TM #97.04-1-6.121
Requesting Sketch Plan review of Lake Vista & Fox Ridge 5B3 Combined Subdivision.

Lake Vista: 7 acres of constrained lands; 44.03 acres in size; 37 allowable lots.

Fox Ridge 5B3: 13.143 acres in size; 0.183 acres of constrained lands; 28 allowable lots.

Total combined density: 73 lots (67 are shown on the map).

This application was previously reviewed by the ECB on December 6, 2018.

Mr. Ritts presented this application. He requested that the ECB keep in mind that this is a Sketch Plan review at this time and that a detailed Subdivision application has not yet been submitted.

Ms. Hooker provided the following comments on this application:

1. Since the previous Sketch Plans, the subdivision has expanded from approximately 30 lots to 46 lots. The limitation on the number of lots on a cul-de-sac has been addressed by connecting the subdivision to East Ridge Run with a proposed fire access road.

2. Lot sizes range from .22 acre to .54 acre. The average appears to be approximately .35 acre, well below the size of lots in the Fox Ridge Subdivision or on Bedford Drive. Twenty-six of the 46 lots are less than 15,000 square feet in size.
3. The location of the conservation land has been improved from the earlier plans. The layout now avoids development of the steepest sections and the most fully developed woods. This is positive.
4. The rationale for combining the site with the Fox Ridge Subdivision is not clear. There is no practical link between the two areas. Mr. Ritts said that he believes that the two sites were combined as a way to meet the density requirements.
5. Lots #1–#16 in particular have minimal backyards and may result in the temptation for property owners to encroach upon the adjacent conservation lands.
6. Will the conservation area between Lots #1 and #19 be unaltered, or will it be re-graded after clearing? Mr. Ritts said that there is no proposed grading/clearing in this area. He said that he was unsure if this area will be unaltered as this is just a Sketch Plan at this time. He said that the Town will require details on what is to be done in this conserved area (open space, planting trees, etc.) at the time of submission of a Conservation Subdivision application.

The ECB comments on the 2018 application were included in the agenda for the meeting this afternoon, as follows:

ECB Comments, December 6, 2018: The ECB expresses concern about having conserved lands on private lots. A smaller lot size should be considered (i.e., approximately 15,000-square-foot lots instead of 20,000-square-foot lots). The ECB also notes that this Sketch Plan reduces the area of the conserved lands as compared to the earlier submitted Sketch Plan.

ECB Comments, December 5, 2019: The ECB questions the appropriateness of accepting this proposal as a single Sketch Plan because it involves two separate parcels and unconnected subdivision areas. The proposed lots sized below 15,000 square feet are inconsistent with surrounding subdivisions, and the “finger” of conservation lands between Lots #1 and #9 is barely connected to the remainder of the conservation land, minimizing its value for wildlife habitat. The ECB recommends further discussion of the character of this “finger,” whether existing grade and plant cover will be preserved or replaced with something new, and how to avoid routine encroachment by adjacent homeowners.

The ECB suggests that the Planning Board determine the specifications for the proposed fire access road across the Muehe property, i.e., if this fire access road will be built to Town Code standards for fire apparatus use and if pull-overs will be installed. The ECB also asks if this will be a Town-dedicated road, if it will be plowed in the winter, and who will be responsible for maintenance.