

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

ENVIRONMENTAL CONSERVATION BOARD MEETING MINUTES*Established November 4, 2009***THURSDAY, JANUARY 5, 2023, 4:30 P.M.****MINUTES—PREPARED JANUARY 16, 2023**

The meeting was conducted via Zoom.com video conference and in-person meeting at Town Hall in the Oriana conference room.

Notice of the format of the meeting, the agenda, and the video conference identification number were posted upon the Town website on January 2, 2023 and have remained posted.

Meeting Called by: Adeline Rudolph

Board Members Present: Kimberly Burkard Pat Venezia Eric Obenauer
Gary Kochersberger (R) Edith Davey

Secretary: Kimberly Burkard

Town Staff: Shawna Bonshak (R) Michael Warner

Guests: John Casey

R = attended remotely

a. Call to Order

The meeting was opened by Ms. Rudolph at 4:32 pm. Ms. Rudolph introduced Michael Warner, new Zoning Officer. She also introduced John Casey, new Town Board member.

b. Pledge of Allegiance

c. Introduction of Guests by the Facilitator

d. Zoom Etiquette Reminder

e. Approval of the Minutes—December 1, 2022

- Existing lot coverage is 29.9%. The proposed is 36.3% with a variance request of 6.3%.
- Existing conditions previously missing have been submitted. Contours are not necessary for this lot as it is flat.
- Mr. Obenauer said that he and Mr. Kochersberger visited this property. He said that minimizing the driveway may help.
- Ms. Burkard suggested changing the walkways.
- Mr. Obenauer said that the garage is in rough shape and has pooling water around it.
- Mr. Casey suggested that the ECB make a suggestion to the Ordinance Committee regarding the use of permeable surfaces. Discussion of pervious surfaces. This discussion will be added to the February ECB agenda. Ms. Burkard mentioned Kevin Olvaney's input should be solicited. Mr. Obenauer said that pervious surfaces should be seen as a positive good without being an offset.
- Ms. Burkard noted that in Chris Jensen's comments that there is a possible violation of the 2020 plan with a current driveway larger than what was noted on the 2020 plans. That would need resolution before this could move forward as this will be a key element to the lot coverage issue.
- Ms. Davey noted that there are plants that will help absorb water which may be useful on this site.

Recommendations:

- The ECB recommends that the variance not be granted and that the applicant revises plans and reduce lot coverage via reducing the garage size and/or removing concrete walkways/patios onsite to remain at or below the 30% lot coverage limit.
- The ECB requests that a landscaping plan, with inclusion of native species, be submitted for review before site plan approval.
- The ECB recommends that the existing conditions for the driveway be clarified and addressed, per Chris Jensen's comments regarding the 2020 plan, before this application moves forward.

ZONING BOARD OF APPEALS FOR TUESDAY, JANUARY 17, 2023**PLANNING BOARD FOR TUESDAY, JANUARY 24, 2023****CPN-22-087****CPN-22-088**

Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing John and Kelly Alvermann, owners of property at 3473 Lakeview Lane. TM #98.13-1-20.000. CPN-22-087: Requesting area variances for an addition to an existing residence: Front setback of 28.63 feet; Building coverage of 22.6 percent; Lot coverage of 32.4 percent. **CPN-22-088:** Requesting a Single-Stage Site Plan approval for the construction of an addition to the existing garage. Site improvements will

include grading and drainage. *Previously reviewed at the Planning Review Committee meeting on November 14, 2022.*

Reviewer: ECB Members

Summary of Key Points:

- Ms. Rudolph noted Chris Jensen's comments from December 29, 2022 noted that there was something incomplete with this application. Ms. Bonshak agreed and recommended that the ECB note that the application was not ready for review.

Additional Comments from the ECB Meeting:

Recommendations:

- The ECB recommends that this review be continued until such a time as the materials are complete and the application is ready for review by the ECB.

ZONING BOARD OF APPEALS FOR TUESDAY, FEBRUARY 21, 2023

PLANNING BOARD FOR TUESDAY, FEBRUARY 28, 2023

CPN-22-093

Marks Engineering, c/o Jonathan Jones and Brennan Marks, P.E., 4303 Route 5&20, Canandaigua, N.Y. 14424; representing Richard Nelson, 5635 County Road 30, Canandaigua, N.Y. 14424; owner of property at 0000 Middle Cheshire Road.

TM #97.04-1-58.200

Requesting an Area Variance and a Single-Stage Site Plan approval for a new single-family residence on Middle Cheshire Road, and to build a new driveway that will start along Middle Cheshire Road and provide access to the new single-family residence. The driveway will cross a designated stream and will require an Area Variance for the proximity of retaining walls necessary for the driveway to cross this stream.

Reviewer: ECB Members

Summary of Key Points:

Additional Comments from the ECB Meeting:

- Ms. Bonshak suggested that this application review be moved to the February ECB meeting as it is scheduled for the February ZBA meeting. She also noted that there is an issue for the driveway.
- Ms. Bonshak said that the applicant came to their office a year ago regarding this parcel and the Development staff pointed out the constraints on this parcel with regards to building including wetlands, stream, steep slopes, and access to the back of the piece.