

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

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.

- DEC wetland. Designated stream. Both need to be crossed.
- Lot is narrow by the road.
- If it is the only way to access, code allows for driveway to be closer to the stream and structures to cross or culverts to be put in. This means only variance needed is driveway setback (10') from property line.
- Oncor referred to.
- House to be located at top, west part of the parcel.
- Mr. Kochersberger and Mr. Obenauer toured the site. Mr. Obenauer said that the stream was hard to ascertain and seems to be more to the north/northeast than it looks on Oncor. The stream appears to border the adjacent parcel. The stream is a “trickle” but a year-round trickle. It goes under the road via a culvert.
- Mr. Obenauer asked if there could be a shared driveway with neighbor. Ms. Bonshak said that would not be possible.
- Mr. Obenauer said that this parcel will be challenging. Steep slope, uneven in places. Some brush has already been cut. It is not ideal.
- Mr. Obenauer noted not seeing any standing water outside of the pond. There was no site plan so Mr. Obenauer could not see where the driveway would be in relation to the construction. He noted that the area is very boggy.
- Mr. Kochersberger shared a DEC wetland map for the site and noted it is a rather extensive area. He said that there were many immature trees but there were some nice hickory trees and the hope is to preserve those as much as possible. He wondered if a hydrologist should be consulted.
- Site plan shared.
- Mr. Kochersberger said that the driveway construction will need a lot of fill to be brought in. Wetland setback is 100' and it is ok in that regards.
- No landscape plan. Due to the nature of the lot, there won't be one. Native plants and trees suggested for landscaping.
- Ms. Davey suggested really good soil erosion control for the construction equipment. She noted that if they are bringing in soil, that there will be a lot of truck traffic up the driveway and that heavy equipment is very hard on wet soils. Extra care will need to be taken.
- From site plans, the house appears to be sited in the optimal location.
- Discussion about driveway construction and gravel being used. Ms. Davey noted that it will need to be a well-constructed type of driveway for wet soils. Drainage for the driveway will need to be considered.

Recommendations:

- While the ECB does not require a landscaping plan, the ECB does recommend the use of native trees, shrubs, and other plants on the parcel and it is suggested that the homeowner consider riparian plantings along stream/driveway edges to help control erosion and runoff.
- The ECB recommends careful erosion control planning and implementation for construction. As this is a wet site, extra care needs to be taken with heavy machinery and construction equipment.
- The ECB recommends a well-constructed type of driveway for wet soils be used. Drainage for the driveway also needs to be considered.
- The ECB noted hickory trees onsite and recommends that these should be preserved as much as possible.

PLANNING BOARD FOR TUESDAY, JANUARY 24, 2023

CPN-22-099 **Spoleta Development, 7 Van Auker Street, Rochester, N.Y. 14608; and Sue R. Steele, RLA, LEED AP, Sue Steele Landscape Architecture, 9 Summit Street, Fairport, N.Y. 14450; representing Morgan Centerpointe Apartments LLC, 112 S. French Street, Wilmington, Delaware 19801; owner of property on Brickyard Road.**

TM #56.00-01-55.22

Requesting an Amended Single-Stage Site Plan approval for revised tree planting and new building unit plantings for Centerpointe Apartments Phase 3.

Reviewer: Ms. Burkard

Summary of Key Points:

- Landscaping plan image clipped from the landscaping plan follows below.