

CPN-20-049

Grove Engineering, c/o William J. Grove, P.E., 8677 State Route 53, Naples, N.Y. 14512; and Sarabeth Lansing and John T. Salisbury, 86 Fernboro Road, Rochester, N.Y. 14618; representing Lisa Dolak, 408 Homewood Drive, Fayetteville, N.Y. 13066, owner of property at 4487 Middle Cheshire Road

TM #126.00-1-44.300

Requesting a Single-Stage Site Plan approval to construct a new single-family house.

Summary of key points:

Proposal is to construct a new home on a vacant parcel of 4.7 acres

No variances are required

Existing lot includes a relatively flat open section to the west and a more sloped wooded section to the east. Proposed home will be at the edge of the woods, requiring some clearing for the garage and driveway. The applicant estimates 100 trees would be removed.

The wooded area of the site, roughly 50-65% of the total, is part of a larger woods, about 10 acres, stretching across parts of 5 parcels, three of which already have homes on them. The wooded area, though surrounded by residential sites and farmland, is large enough to have significant environmental benefit as wildlife habitat. The woods also falls on the ridge line, enhancing the view of the Southern Corridor from the lake.

Access is from an existing asphalt paved driveway on the parcel to the south and east, already shared by 3 or 4 adjacent properties.

Parcel is not rated on map of Lands of Conservation Interest in the Open Space Plan.

The driveway for the adjacent parcel at 4505 Middle Cheshire Road is near the driveway for the proposed home, but is not shown on the plan. It would be helpful for this to be indicated on the plan to avoid conflict between the two.

Question: Plan makes reference to a "viewshed easement" on the parcel to the south. The ECB would like a clarification of the terms of any easements that affect this development.

Environmental concerns:

The new construction is generally well sited, but requires the clearing of some forested land for the construction of the garage and driveway. The loss of woods and wildlife habitat is a regrettable environmental side effect of the project.

Recommendation: Unless this is precluded by existing viewshed easements, the ECB recommends that the proposal be modified to eliminate or reduce the loss of trees by shifting the house site to the west. In addition we suggest that the site plan be revised to show the location of the driveway for 4505 Middle Cheshire Road, to ensure proper coordination of traffic.