

## 2. Comprehensive Plan Update

Board members personally signed approximately 100 letters to residents who live in the Strategic Forest Preservation Area to invite their attendance to the “Into the Woods” Environmental Conservation Board program on Wednesday, October 23, 2019, from 6:00 p.m. to 8:00 p.m. at the Town Hall. Information about the town-wide survey on the update of the Comprehensive Plan that is now in progress was also included in the mailing to these residents.

### e. REFERRALS FROM THE PLANNING REVIEW COMMITTEE

*Referred September 16, 2019*

**CPN-19-023                    Phelps “Phil” Greene, Worden Hill Marine, 45 Hendrix Road, W. Henrietta, N.Y. 14586; representing Lisa Gifford Campbell and Gregory Gifford, 131 Douglas Road, Rochester, N.Y. 14610; owners of property at 4681 North Menteth Drive TM #140.11-1-12.000**

Requesting a Single-Stage Site Plan approval for replacement of an existing failing concrete break wall with a timber break wall with areas of rip rap; replacement of an existing failing concrete retaining wall with a timber retaining wall behind the house; and relocation of an existing failing drainage culvert with a new drainage culvert that will open into a newly constructed dry stream bed.

Mr. Greene (Worden Hill Marine), Ms. Campbell and Mr. Campbell presented this application.

Mr. Greene provided the following information:

- The existing concrete break wall is failing. The existing corrugated metal drainage culvert that runs through the wall is no longer desirable because of rust and the collection of debris within the corrugations inside the pipe. The existing system provides no treatment of water before it flows into the lake.
- Large cracks have developed in the existing concrete break wall. The break wall has been undermined in spots. The Mean High Water Mark of the lake is now approaching the front porch/patio of the home.
- The drainage basin on the property is small. The drainage system usually has water flow only during the spring or in periods of heavy rainstorms.
- A compromise was reached by the applicants and the New York State Department of Environmental Conservation (DEC) for the installation of a new vertical face break wall. The compromise included the reduction of the depth of the front yard

(lakeside property). Mr. Greene said that a considerable amount of the square footage of the front lawn was given up to receive DEC approval for the vertical break wall.

- An Area Variance for this application was approved by the Zoning Board of Appeals on February 27, 2019, for the relocation of the break wall 0 feet from the Mean High Water Mark when 15 feet is required.
- Rip rap shoreline protection, which requires a slope surface, is not appropriate. Mr. Greene said that the wave action upon the rip rap would allow lake water to run up the slope onto the shore and to reach the front porch of the home on a regular basis. He said that the vertical face break wall is recommended because of this. He said that the front porch (patio-type surface) is approximately one foot above the Mean High Water Mark of the lake and is lower than the first floor of the home.

Mr. Campbell said that the home is approximately 125 years old and that the front porch is a concrete patio and is at grade level. He said that the purpose of this application is to preserve the home.

Mr. Greene said that new break wall will be constructed of steel beams placed eight feet apart with wood post-and-beam timbers in between. He said that he prefers to use wood which may not have the longevity of concrete but which will be more flexible with the forces of water and ice upon the break wall. He said that the wood would accommodate some movement without failing and that sections of the post-and-beam timbers can be more easily replaced as compared to cracks in a concrete break wall that cannot be repaired.

Mr. Greene said that the post-and-beam timbers are expected to last approximately 30 years without damage, as compared to a concrete break wall that could last approximately 60 years to 80 years, but he noted that concrete is not as environmentally sensitive as wood.

Ms. Marthaller asked about the removal of the existing concrete break wall and about the soil erosion measures during construction. Mr. Greene reviewed the placement of the silt fence on the site plan drawing. He also said that a turbidity curtain (i.e., an in-the-water silt fence) would be installed for the control of erosion during construction.

Ms. Hooker asked about access over the proposed rip rap on the property. Ms. Gifford said they will just go around it.

Mr. Greene then discussed the replacement of another existing retaining wall behind the home. He and Ms. Gifford Campbell said that the hillside to the west of the home has been encroaching toward the home over the past decades. Mr. Greene said that the intent of the replacement of this retaining wall is to stop the hillside encroachment for the protection of the home. He said that selective pruning of the existing vegetation will not

mitigate the encroachment. He said that the only practical preventive measure is to replace and enlarge the retaining wall.

Ms. Marthaller asked about compliance with the Town's Steep Slope Law. Mr. Greene said that the application complies with the Town's Steep Slope Law, that the retaining wall would also be a post-and-beam wood construction similar to the break wall at the lakeshore, and that it will not exceed 10 feet in height. He said that the hillside is primarily extremely dry clay.

Mr. Greene said that drainage onto the property flows down from County Road 16. He said that no other properties drain onto the applicant's site.

Mr. Damann asked about drainage in the back of the retaining wall. Mr. Greene said that the water in the back of the retaining wall flows to the north. He said that soil samples indicate little ground water in back of the retaining wall and that he does not expect much drainage from this area.

**ECB Comments:** None.

**CPN-19-069                      Venezia & Associates, 5120 Laura Lane, Canandaigua, N.Y. 14424; representing David and Laura Dadetta, owners of property at 4385 County Road 16**  
TM #126.16-2-1.000  
Requesting a Single-Stage Site Plan approval for a one-story frame addition on a single-family dwelling.

Mr. Ritts presented this application.

This application was originally reviewed by the Planning Review Committee on May 14, 2018 (CPN-18-033) and by the Environmental Conservation Board on August 2, 2018. Mr. Ritts said that the applicant did not proceed with this project in 2018. He said that the current application is the same as the original plan.

Mr. Ritts provided the following information:

- The applicant is annexing an adjacent parcel of land for the addition to the existing home. There will be approximately 4,300 square feet of disturbance during construction of the 1,400-square-foot addition. The lot includes areas of steep slopes.
- Existing drainage structures include a trench drain at the driveway for water to flow to a catch basin. A catch basin is proposed to be relocated and channel water to a dry well. Roof drains will have downspouts leading to splash blocks.