

From: John Robortella <john.robortella@gmail.com>
Sent: Sunday, July 5, 2020 11:08 PM
To: Blazey, Karen; Humes, Gary; Robert Lacourse; Oyler, Charles; Staychock, Ryan; Amanda VanLaeken; John Casey; David Emery; Bob Hilliard; Kelly La Voie; Terence Robinson; Carl Sahler
Cc: Damann, Justin; Davey, Edith; Foreman, Kimberly; Hooker, Saralinda Canandaigua ECB; Gary Kochersberger, M.D.; Marthaller, Joyce; Venezia, Pat; Bloom, Tina; Brabant, Lance; Chrisman, Jean (Canandaigua Town Clerk); Cooper, Eric; Davis, Gary; Dworaczyk, Linda; Fennelly, Terry; Finch, Doug (Town Of Canandaigua); Hotaling, Greg; Jensen, Chris; Cathy Menikotz; Nadler, Christian; Reynolds, Sarah; Michelle Rowlinson; Jared Simpson; Collin Sowinski
Subject: Canandaigua ECB Comments on Referrals, July 2, 2020

To:

**Canandaigua Planning Board
Canandaigua Zoning Board of Appeals
Town Board and Staff**

Re:

Canandaigua Environmental Conservation Board comments on referrals, July 2, 2020:

CPN-20-030

James R. Fahy, c/o James Fahy Design Associates, 2024 W. Henrietta Road, Suite 3K, Rochester, N.Y. 14623; representing Susan Kieran, 580 Harvard Street, Rochester, N.Y. 14607; owner of property at 4691 North Menteth Drive

TM #140.11-1-14.0

Requesting Area Variances for construction of a new single-family residence with associated site amenities; and a Single-Stage Site Plan approval for construction of a new single-family dwelling.

Summary of key points:

Proposal is to modify the property line between two lakefront parcels and to construct a new home on the larger of the two parcels, including a new septic system within a steeply sloped bank on the west side of the property.

Variances are required for front and rear setback, for construction of a patio within the 25-foot lake setback (19.75 feet when 25 feet is required), and for building coverage (17.9 percent when 15 percent is required)

The smaller of the two lots is currently under the required lot size minimum of 20,000 square feet at 16,977 square feet. After the lot line adjustment, it will be 17,000 square feet. Its width in the level lakefront part of the property will be reduced by approximately 5 feet. This is offset by an increase in width in the steeply sloped western part of the site. Existing lake frontage for the smaller lot is 81 feet, the narrowest of the 13 homes on the north side of Menteth Drive. Proposed lot width for the larger one is 108 feet after the lot line adjustment. Required width for a new lakefront lot is 125 feet, however leniency on this is granted for existing lots.

Site drawings do not include landscape plan or and proposed changes to shoreline treatment.

Environmental concerns:

Design for proposed septic system in steeply sloped area of unsuitable soils is not yet approved by the Health Department or the County.

Runoff from paved driveway and presumably from roof drains (not indicated) is piped to two drywells with overflow discharge near the lake; in the case of the southeast corner of the site, within about 10 feet of the lake.

Most of the level portion of the site is open lawn, but the project requires removal of at least six trees, plus substantial clearing and regrading in the steeply sloped location of the proposed septic system. No plan is proposed for tree replacement.

The continued granting of lot and building coverage variances leads to an overdeveloped lakeshore with consequent degrading of lakefront aesthetics and water quality.

Recommendation: The ECB recommends that the Town withhold approvals on this project until further detail is available on the proposed septic system and on the landscaping and lakefront treatment. Construction of a septic system on unsuitable soils within a steeply sloped area has the potential for environmental damage both during construction and long term, and the ECB urges the applicant to consider systems that minimize the amount of regrading, site disturbance and tree removal.

Other recommendations are:

1. Reconsider the lot line adjustment to avoid reducing the width of the adjacent lot, already the smallest and narrowest in the surrounding area.
2. Deny the building coverage variance, as there is no apparent rationale beyond the applicant's desire for a home which exceeds the Town's requirements for this site. A slightly smaller building would also remove the need for the lot line adjustment.
3. Deny the patio setback variance, as appropriate setbacks from the lake and from streams are important in minimizing runoff to the lake and protecting water quality.
4. Revise the drainage plan to provide for infiltration of runoff to be slowed and absorbed at a greater distance from the lake.

The ECB requests an opportunity to review this application again once the septic system and a detailed landscape and lakefront plan can be included.

CPN-20-033

Finger Lakes Construction Management Inc., c/o Eric Johnson, 7224 Lane Road, Victor, N.Y. 14564; representing Jeremy and Debora Ortloff, owners of property at 5010 Butler Road

TM #97.20-1-10.000

Requesting Area Variances for a pole barn with a loft area to place the pole barn closer to the creek; and building height of 25 feet when 22 feet is required.

Application is not complete. Not reviewed by ECB.