

d. APPROVAL OF MINUTES

⑤ A motion was made by MS. HOOKER, seconded by MS. DAVEY, that the minutes of the September 7, 2017, meeting be approved.

Motion carried by voice vote.

e. PRIVILEGE OF THE FLOOR

No requests.

f. REPORT OF THE DEVELOPMENT OFFICE

Mr. Cooper reported that the draft of the *Town of Canandaigua Parks and Recreation Master Plan 2017–2022* is being revised in preparation for review by the Parks and Recreation Committee on October 25, 2017. The Town Board is expected to receive the revised draft in November and is expected to forward the revised draft to the various boards and committees of the Town for review in preparation for a Public Hearing which may be held in December. Depending upon the schedule and the comments to be received, the Town Board may adopt the Plan in January 2018.

g. REPORT OF THE COMMITTEES

Conservation Mapping Committee:

Mr. Damann reported that he would coordinate the use of field mapping equipment with the Town staff when needed.

h. REFERRALS FROM THE TOWN BOARD

None.

i. REFERRALS FROM THE CITIZENS' IMPLEMENTATION COMMITTEE (CIC)

None.

j. REFERRALS FROM THE PLANNING REVIEW COMMITTEE

CPN-045-17 **Cory Westbrook, 4118 Onnalinda Drive, Canandaigua, N.Y. 14424, owner of property at 4118 Onnalinda Drive/4102 Onnalinda Drive**

TM #113.17-1-31.200 and TM #113.17-1-31.110
Requesting a Single-Stage Subdivision to resubdivide existing
8.59-acre Lot #1A and existing 4.054-acre Lot #2A to create a
.591-acre Lot #3, a .619-acre Lot #4, a 3.721-acre Lot #2A and a
7.718-acre Lot #1A

Mr. Cooper discussed the Zoning Determination dated October 2, 2017, i.e., “. . . As per the conditions of the 2015 Single-Stage Subdivision approval, future subdivision of Lots #1 and #2 require the approval of the Planning Board in compliance with Chapter 174-16 Conservation Subdivisions” and “As per Chapter 174-16, the Planning Board will make a determination as to which, if any, lands of conservation importation will require protection in the form of Conservation Easement areas. The applicant shall provide information sufficient to allow the Planning Board to make a determination. . . .”

The portion of the property which exceeds a 10 percent or greater slope and which is identified on the subdivision plat as an area in the center of the site was reviewed. Slopes of less than 10 percent are located on each side of the center portion. Proposed home and driveway sites are within the lower-sloped areas.

Mr. Cooper also discussed road frontage. He explained that frontage may be defined as along a private right of way, one of which is labeled on the subdivision plat. He noted that Onnalinda Drive is also a private road.

Board members discussed stormwater runoff flowing down the slope, across Onnalinda Drive and into Canandaigua Lake. It was noted that existing drainage has been a concern in this area. Letters from neighbors who discussed the adverse effect of development and drainage upon Onnalinda Drive have been received by the Town Development Office from Duncan and Patricia Sparrell (4087 Onnalinda Drive), Kathleen Foster (4065 Onnalinda Drive), Mary Prince and Thomas Walter, 4104 Onnalinda Drive), Stephen Smeulders (4093 Onnalinda Drive), and Al and Jean Kraus (4085 Onnalinda Drive).

Mr. Cooper referred to an e-mail which he sent to the applicant on September 27, 2017, in which he noted that the Planning Board would require additional details regarding the conservation analysis as described in Town Code §174-16 C (2). This section of the Town Code provides information on conservation easements to protect areas of conservation importance and provides a narrative discussing current and future potential conservation value of all land on site. Mr. Cooper's e-mail also noted that there is an opportunity for relief within this section of the Town Code if the Planning Board finds that a conservation subdivision is not required.

Ms. Hooker suggested that the new proposed Lots 3 and 4 may not be large enough to accommodate the necessary stormwater mitigation initiatives, i.e., bioswales, rain gardens, etc., which may be required to deal with the runoff which is damaging Onnalinda Drive and flowing into Canandaigua Lake.

Ms. Marthaller said that the more that Onnalinda Drive deteriorates, the more that eroded soil flows directly into the lake. She also said that because Onnalinda Drive is a private road, some form of group-sharing of cost is required to maintain the road. She noted that the letters received from neighbors indicate that there does not seem to be a measure of friendly cooperation.

Ms. Hooker asked about private drives and rights of way. Mr. Cooper said that the Town has standards for private rights of way but that these may not be at the same level as a Town-owned road which is maintained at a higher standard.

Ms. Marthaller reported that she received a phone call from an Onnalinda Drive resident who asked about a 2005 site plan in this area. Mr. Cooper said that a zoning variance application had been received and was withdrawn by the applicant at that time.

ECB Comments: The Environmental Conservation Board expresses great concern about the stormwater runoff and soil erosion which affects the paved road and the adjacent steep slopes during heavy rain events. This runoff and erosion damages Onnalinda Drive and residents' properties, produces hazardous mud flows across the surface of County Road 16 and adds damaging pollution and nutrients to Canandaigua Lake. The site disruption from construction of additional homes and driveways, and the resulting increase in impervious surfaces, will increase the amount and impact of this ongoing environmental damage unless measures are taken to address these cumulative problems along the full affected length of Onnalinda Drive, including the area of the proposed Lot 1A right-of-way and driveway. Prior to further subdivision and/or site plan approvals, adequate stormwater mitigation measures should be taken to address these issues. The Planning Board is encouraged to consider this application in the context of potential future development on Onnalinda Drive, and to ensure that adequate stormwater infrastructure is developed along Onnalinda Drive to resolve existing problems and avoid continued or increased environmental damage.

CPN-066-17

**Scott A. Harter, P.E., Professional Engineering Group, 7171
Pittsford-Victor Road, Victor, N.Y. 14564, representing Nancy
Sands, owner of property at 5019 County Road 16**

TM #154.09-1-20.000

Requesting One-Stage Site Plan approval for a building addition
and remodeling with wastewater system upgrade and landscaping
improvements

Mr. Cooper explained that the applicant plans to add a second story addition to an existing dwelling and to relocate and expand the wastewater (septic) system. The septic field would be relocated to a site on the west side of County Road 16 in a wooded, 15-percent slope area. The leach field would disturb .33 acre of land.

The discussion of this application included the disturbance to be created by the installation of the new septic field. Ms. Davey noted that some of the disturbed area would be