

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

ENVIRONMENTAL CONSERVATION BOARD

Established November 4, 2009

THURSDAY, DECEMBER 7, 2017

Planning Review Committee Referral CPN-082-17 Comments to the Planning Board

CPN-082-17 **Justin Kellogg, P.E., Meagher Engineering, P.O. Box 76, Victor, N.Y. 14564, representing Ashley and Stefan Patronski, 73 Gibson Street, Canandaigua, N.Y. 14424, owners of property at 4096 Onnalinda Drive (Lot #2 of the Gregory R. and Beth D. Westbrook Subdivision [pending signatures on plans])**
TM #113.17-1-32.000
Requesting Single-Stage Site Plan approval for the construction of a single-family home on a 1.373-acre vacant lot.

In accordance with Town of Canandaigua Town Code, Chapter 18, the Town of Canandaigua Environmental Conservation Board met on December 7, 2017, to review and provide comment relative to a Single-Stage Site Plan application for construction of a single-family dwelling at 4096 Onnalinda Drive in the Town of Canandaigua (Lot #2), with public water and sewer services crossing Lot #2 at the same address. Review was based on:

- Application materials on file as of 12-7-17
- Town policies and environmental feature maps incorporated in Comprehensive Plan and Land Use Planning documents adopted by Town Board (*see* attached checklist)

Findings:

- 1. Wetlands, surface water, forests, ridgelines, historic and cultural resources, agricultural lands:** The subject parcel is not identified on town maps as a location of concern in these environmental areas.
- 2. Steep slopes:** Portions of the Lot #2 site have a slope of 15% to 25% and are therefore Moderately steep slopes as defined in the Steep Slopes Law B (2) (a).

3. **Steep slopes:** Proposed activity on Lot #2 falls within Zone A as defined in the Steep Slopes Law C (1) (a), having more than 500 feet of land disturbance on a steep slope protection area within 2,000 feet horizontal distance from Canandaigua Lake.
4. **Steep slopes:** Proposed steep slope disturbance area is 36,000 sq. ft. (0.83 acres), which may exceed the 15,000-sq.-ft. limit in the Steep Slope Law, Section E (2), depending on interpretation.
5. **Steep slopes:** Proposed development disturbs more than 10,000 square feet of steep slope area within Zone A, and therefore is required to meet the water quality treatment requirement up to a one-year storm event under the Steep Slopes Law Section E (7).
6. **Storm drainage:** According to letters from Onnalinda Drive property owners in connection with application CPN-045-17 (4118 Onnalinda Drive), the neighborhood is subject to 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.
7. **Scenic views:** The site has views of and is visible from Canandaigua Lake.
8. **2011 Comprehensive Plan Update Goals:** Under Open Space and Scenic Resources Goal 7: "Limit the expansion of water and sewer services to only those areas of the Town where increased growth and development is most appropriate." The Lot #2 site and other potential residential development sites will require expanded use of public water and sewer.

Motion:

The ECB has reservations about the proposed site plan in its potential to exacerbate existing stormwater drainage problems along Onnalinda Drive, in its compliance with the Steep Slopes Law, and in the precedent it sets for further subdivision of the 16-acre Lot 1 at 4096 Onnalinda Drive. The ECB recommends to the Planning Board that:

1. Prior to further subdivision and/or site plan approvals for lots with access from Onnalinda Drive, adequate stormwater mitigation measures should be taken to address the existing issue of inadequate storm drainage infrastructure on Onnalinda Drive, which results in property damage and pollution of Canandaigua Lake during times of seasonal flooding.
2. The Planning Board ensure that the proposed development is fully in compliance with the provisions of the Town's Steep Slopes Law, especially Provisions E (2) and E (7).
3. The Planning Board consider whether further residential development west of Onnalinda Drive is desirable and appropriate in the context of the Open Space and Scenic Resources Goal 7 of the *2011 Comprehensive Master Plan Update*.

⑤ A motion was made by MS. DAVEY, seconded by MS. FOREMAN, that the preceding recommendation to the Planning Board be approved.

Michael Bloom	Aye
Justin Damann	Aye
Edith Davey	Aye
Kimberly Foreman	Aye
Saralinda Hooker	Aye
Joyce Marthaller	Aye
Pat Venezia	Aye

Motion carried. All board members present.

Comments:

1. The site disruption from construction of additional homes and driveways, and the resulting increase in impervious surfaces, can be expected to increase ongoing environmental damage unless measures are taken to address the cumulative stormwater problems along the full length of Onnalinda Drive.
2. The proposed rain garden and dissipation basin are positive measures toward containment of runoff within the site, but do not address runoff along the driveway, which can be expected to flow to Onnalinda Drive and ultimately to Canandaigua Lake during peak flow events.
3. The ECB suggests that the Planning Board and Town Board review standards for common driveways on private rights of way, to avoid the creation or worsening of similar problems at future development sites.
4. The drainage plan is creating a concentrated flow of stormwater runoff instead of a sheet flow of stormwater runoff. Give careful attention to the drainage plan to avoid this flow from exacerbating the drainage issues on Onnalinda Drive.
5. Assure that the proposed rain garden and dissipation basin and are sized properly.
6. Consider a drainage swale on the west side of the driveway leading to the connection with Onnalinda Drive.

ENVIRONMENTAL CONSERVATION BOARD WORKSHEET
Project #CPN-082-17 4096 Onnalinda Drive, Lot #2

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Wetlands	12-2011 NRI Report	
	NYSDEC Wetlands Map (p. 23)	NA
	Federal Wetlands Map (p. 24)	NA
	FEMA Flood Hazard Areas Map (p. 25)	NA
Surface Water	12-2011 NRI Report	
	Surface Water Map (p. 26)	NA
Slopes	12-2011 NRI Report	
	Slopes Map (p. 27)	Moderately steep slopes – some 10-15%, some 15% plus
Forested Areas	12-2011 NRI Report	
	Forested Areas Map (p. 28)	NA
Scenic Views	2-2004 Farmland and Open Space Conservation Program	
	Scenic View Inventory (35 views) (p. 48)	NA
	12-2006 Prioritizing Farmland and Scenic Views Report	
	Scenic Views Scorecard Summary (21 views) (p.10)	NA
Ridgelines	2-2004 Farmland and Open Space Conservation Program	
	Lands of Conservation Interest Map (p. 32) Topographic Features (p. 35)	NA
Historic and Cultural Resources	8-2011 Comprehensive Plan Update	
	Cultural and Historic Resources Map (p. 23)	NA
Agricultural Lands	12-2016 Agricultural Enhancement Plan	
	Agricultural Soil Suitability Map 1 (p. 15)	Soils of statewide importance
	Agricultural Soils Rating Map 8 (p. 55)	NA
	Natural Resources Rating Map 9 (p. 57)	NA
	Development Pressure Map 10 (p. 59)	No development pressure, due to no sewer and water
	Protected Land Rating Map 11 (p. 61)	NA
	Strategic Farmland Protection Area Map 7 (p. 53)	NA
PDR/ Conservation Easements		
	12-2016 Ag Plan, Map 11 (p. 61)	Nearest PDR is Wyffels farm

<u>Environmental Feature</u>	<u>Relevant Map or Policy</u>	<u>Comments</u>
Padelford Greenway	2015, Addendum to 2011 Comprehensive Plan Ag. Plan Map 7 (p. 53)	NA
Parks, Recreation and Trails	2017 Parks and Recreation Master Plan Update (in progress) Trails map p. 84	NA
Comprehensive Plan Policies	8-2011 Comprehensive Plan Update	
	Environmental	
	Goal 1. Ensure the protection of the Town's natural resources	See below
	Goal 2. Protect Canandaigua Lake and its watershed as a major natural resource enjoyed by the Town and greater Canandaigua area.	Surface water runoff, impervious surfaces and driveway drainage has potential to exacerbate an existing drainage problem along Onnalinda Drive, with negative impact on lake water quality
	Cultural and historic resources	
	Goal 3. Preserve the history of Town of Canandaigua and support the protection of significant historic properties	NA
	Goal 4. Promote awareness of the influences of our cultural heritage on the evolution of the Town and the greater Canandaigua area.	NA
	Open Space and Scenic Resources	
	Goal 5 - Conserve and maintain the land that provides critical open space and scenic resources as identified in the Prioritizing Farmland and Scenic Views report.	NA
	Goal 6 - Create a network of linkages for wildlife habitat, storm water management, scenic views and active recreational trails.	Site abuts Homeowner Association land at RDM development, has potential for wildlife/trail linkages
	Goal 7 - Limit the expansion of sewer and water services to only those areas of the Town where increased growth and development is most appropriate.	This proposal does expand use of Town water and sewer – is growth and development desirable/appropriate here?