

Zoning Inspector

From: Kevin L. Olvany <klo@canandaiguanewyork.gov>
Sent: Tuesday, December 05, 2017 12:29 PM
To: 'Eric Cooper'
Subject: 4118 Onnalinda drive

Eric

I have reviewed the request to subdivide lots 1A and 2A to create lots 3 and 4 on the Cory. R. Westbrook property and offer the following comments:

Over the last 17+ years I have witnessed numerous flooding events at the curve of Onnalinda Drive as it routes down to County Road 16 along with runoff going over Co Rd 16. The flow comes from a 124 acre watershed with approximately 100 acres coming from the current Morrell Development and associated stormwater drainage system. The remaining 24 acres of drainage area comes from the property line of the Morrell development to Onnalinda Drive. There are a combination of issues that exacerbate the flooding and water quality issues along this private drive. It is important to try and maintain and enhance the existing areas that provide some level of water quality/quantity protection during any additional development.

In previous years, I have walked sections of Onnalinda Drive, including proposed Lots 3 and 4 to help the neighbors figure out best approaches to managing water that enters their road ditch system. Proposed Lots 3 and 4 have significant springs and possible wetland characteristics that provide substantial benefits toward water quality and reducing peak flows. This is an area of high natural capital that provides benefits to the neighborhood and wider community. Placing homes on these lots will require substantial fill and re-routing of the springs that should be taken into account by the Planning Board when determining if these lots meet all of the subdivision requirements. In the Zoning Determination, additional subdivision of lots must meet Conservation Subdivision design standards and must take into account areas of conservation importance. The vast majority of Lot 4 and a good portion of Lot 3 has high conservation importance. Efforts should be made to avoid developing in these environmentally sensitive areas. The Planning Board should also look at the larger common plan of development on the West side of Onnalinda Drive to make sure there is an integrated approach to managing stormwater runoff as each of these individual lots get developed.

If there are any questions regarding my comments please do not hesitate to contact me.

Sincerely,

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